









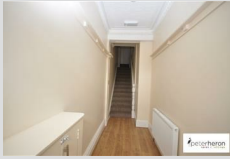


Occupying a prominent position on popular Newcastle road, ideally located close to many excellent amenities, within walking distance of Sea Road Shopping centre, Seaburn Metro station and central to both the City Centre and the A19, this superb two bedroomed first floor apartment is presented to a high standard. The internal accommodation comprises:- entrance hall stairs to first floor landing, two bedrooms, bathroom and a spacious open plan style living/dining kitchen. Immediate internal inspection is highly recommended.

\*Please note the owner has stressed the premise below shuts by 11pm\*

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall



With UPVC double glazed door radiator, stairs leading to the first floor landing.

## First Floor Landing

With radiator.

## Open Plan Lounge/Kitchen 20'3" x 13'3"



Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, gas hob, electric oven, extractor fan, two UPVC double glazed windows to the front and radiator.

## Bedroom 1 12'0" x 12'0"



With UPVC double glazed window to the rear, fitted wardrobes and radiator.

## Bedroom 2 10'5" x 7'11"



With UPVC double glazed window to the rear and radiator.

## Bathroom 6'2" x 5'5"



With bath and shower over, W/C, wash hand basin, splash back tiling, UPVC double glazed window to the side.

## Externally

There is a bin store.

## Council Tax

The Council Tax Band is Band A

## Move in Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further

information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

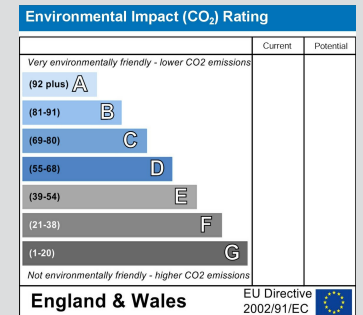
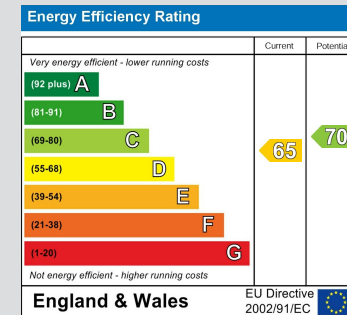
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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