









SORRY - NOT SUITABLE FOR STUDENTS.

This beautifully presented two bedroom first floor flat really must be viewed. The accommodation comprises entrance hall, landing, lounge, kitchen, two bedrooms and bathroom all having the benefit of double glazing and gas central heating. Externally there is a garden to the front. Conveniently situated in the popular residential area of Moorside and perfect for Doxford International Business Park, the A19, A1M, Sunderland, Newcastle and Durham City Centre.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

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

First Floor Landing

With doors leading to the bedrooms and lounge.

Lounge 14'9" x 11'3"

With UPVC double glazed window, radiator and laminate flooring.

Kitchen 6'8" x 6'7"

Fitted with wall and base units, worktops, inset sink, splash back tiling, UPVC double glazed window and radiator.

Bedroom 1 12'0" x 8'9"

With UPVC double glazed window, fitted wardrobes and radiator.

Bedroom 2 9'8" x 8'10"

With UPVC double glazed window and radiator.

Bathroom 6'8" x 5'5"

with bath and shower over, WC, wash hand basin, splash back tiling, UPVC double glazed window and tiled floor.

Outside

There is lawned garden to the front of the property.

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

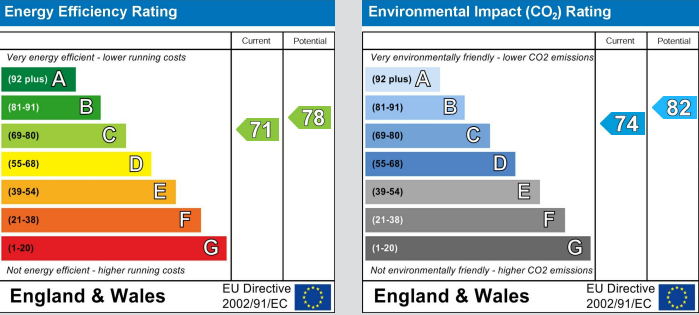
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS