















Sitting within this prestigious development in the grounds of Whitburn Hall, this well proportioned, two bedroom top floor apartment offers an excellent opportunity to those professional tenants who require a quietly positioned stair free living space in this highly regarded locality. Available immediately on an unfurnished basis, the apartment offers accommodation including a reception hall with built in cupboard, living room with picture windows leading out onto a west facing balcony overlooking manicured gardens, an open plan dining room and kitchen with a lovely aspect over the grounds, two double size bedrooms with fitted wardrobes, a large bathroom and garage. Properties of this style are so popular due to their close proximity to Whitburn Village's wonderful amenities and Sunderland's coastline with its magnificent award winning Blue Flag beaches. Sure to command a huge level of interest we are anticipating this fine property will rent out quickly, therefore immediate internal inspection is highly recommended to avoid appointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to communal entrance.

## Communal Entrance

Stairs and lift access to upper floors.

## Top Floor Apartment

## Entrance Portico

Storage cupboard and inner UPVC door to hall.

## Reception Hall

Radiator and doors to

## Lounge 18'6" x 11'1"

Spacious lounge featuring double glazed UPVC sliding doors to balcony, luxury fireplace and mantel, 2 double radiators and window to kitchen.

## Kitchen/Diner 22'4" x 9'7"

Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include oven, electric hob, cooker hood, microwave and fridge/freezer. Space provided for washing machine and dishwasher. Double glazed windows to front elevation, double radiator, tiled walls and floor.

## Bedroom 1 14'10" x 11'7"

Double glazed windows, double radiator and built in mirrored wardrobes. Dressing area with built in furniture.

## Bedroom 2 15'5" x 9'7"

Double glazed windows, double radiator and built in wardrobes.

## Bathroom

Low level WC, washbasin vanity unit, bath and walk in shower cubicle, heated towel rail and window.

## Outside



Communal gardens and garage in a nearby block.

## Balcony View

## Council Tax Band

The Council Tax Band is Band D.

## 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.

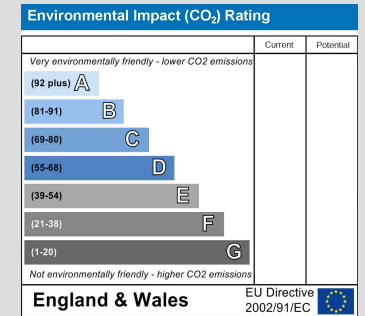
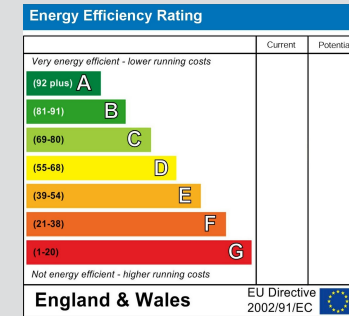
## Opening Times

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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