









Possessing many of the original period features one would expect in a Victorian property with its stunning architecture, this surprisingly spacious 2 bedroom apartment sitting across the upper ground floor of this townhouse, offers the perfect opportunity for those who wish to live within easy reach of the City Centre, excellent amenities and local parks. Internal accommodation includes communal entrance, with door serving reception hall, living room with decorative ceiling, feature fireplace and original architraving, a breakfasting kitchen, 2 double sized bedrooms and a bathroom. With a delightful aspect to the front overlooking mature shared gardens, whilst to the rear there is an enclosed courtyard with residential parking. Features of note include gas central heating and part double glazing. Enjoying a convenient position on this tree lined street, this apartment is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

Upper Ground Floor

Door leading into entrance hall.

Communal Entrance Hall

Entrance door into hallway of property.

Hallway

Doors leading off to living room and bedrooms.

Living Room 24'3" x 16'7" (into recess)



Decorative cornicing and plaster work to the ceiling, single glazed bay window to the front, radiator and electric fireplace with marble mantle and surround.

Breakfasting Kitchen 18'0" x 11'6"



Fitted with base and eye level units with work surfaces over incorporating sink and drainer unit. Space is provided for fridge freezer and washing machine. There is an integrated oven and hob with a matching fronted kitchen unit housing the boiler, a kitchen island, 2 x double glazed windows, 2 x radiators, wood effect laminate flooring and space for the inclusion of a breakfasting table.

Bedroom 1 15'1" x 11'9" (into alcoves)



Fitted wardrobes, radiator and double glazed windows to the rear.

Bedroom 2 12'0" x 10'11"



Radiator and double glazed window to the rear.

Bathroom



Fitted with low level WC, pedestal wash hand basin, step in shower cubicle, roll top bath, heated towel rail and double glazed window.

Outside



Attractive communal lawned garden to the front with established borders whilst to the rear of the property there is space for resident parking accessed via roller shutter door.

Lettings Important Info.

We endeavour 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 Fawcett

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

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

MAIN ROOMS AND DIMENSIONS

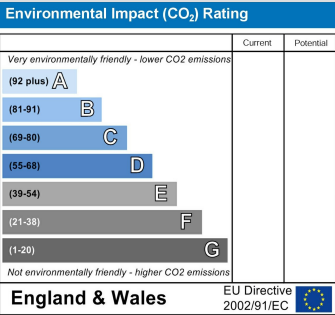
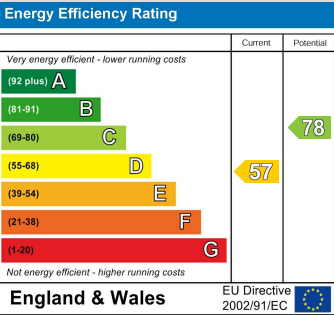
Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Council Tax

The Council Tax Band is Band A.

Movein Costs

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



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