











Situated on Hylton Road , this one-bedroom apartment presents an excellent opportunity for those searching for a convenient living space. The property features a well-proportioned lounge, kitchen, spacious bedroom and a modern bathroom. Situated in a prime location, this apartment offers easy access to local amenities, we highly recommend scheduling a viewing to fully appreciate what this delightful apartment has to offer.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via wooden door into the entrance hall.

## Entrance Hall

Storage cupboard, UPVC door to the rear, radiator and stairs to the first floor.

## First Floor Landing



Access hatch to loft , double radiator and doors to

## Lounge 13'9" x 12'9"



Double glazed bay window to the front and a double radiator.

## Kitchen 9'8" x 6'11"



Range of modern wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and an extractor hood. Space for a fridge freezer, washing machine and a tumble dryer. Double glazed window to the front and a radiator.

## Bedroom 1 13'0" x 11'10"



Double glazed window to rear and a double radiator.

## Bathroom



Low level WC, wash hand basin, bath with overhead shower and a double glazed window to the rear.

## Outside

Pathway to rear lane to take out bins.

## 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.

## Council TaxBand

The Council Tax is Band A.

Visit [www.peterheron.co.uk](http://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

## Moving in Costs

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

## Letting Viewings

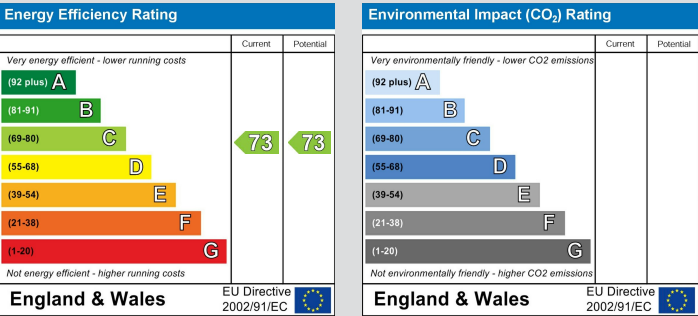
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

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

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