









An impressive two double bedroom third floor apartment with river views, available for let on either furnished or unfurnished. The private accommodation comprises open plan living area, dining area and kitchen with integrated appliances, two good size bedrooms and a large four piece bathroom suite. There is an allocated parking space. The property is conveniently located for access to Sunderland University, Sunderland City Centre and the Metro system. Early viewing recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Third Floor Apartment

Entrance Hall

Wood effect laminate flooring, storage cupboard which houses the fuse box, meters and water tank. Alarm system.

Open Plan Living/Dining Area 14'9" x 30'4" at widest point



Wood effect laminate flooring, double radiator and double glazed windows.

Dining Area 9'8" x 15'6" aprox



Wood effect laminate flooring, double glazed windows and double radiator.

Kitchen 10'5" x 9'11"



Base and eye level units with granite working surfaces over

incorporating sink and drainer unit, integrated double oven and electric hob with extractor hood, integrated dishwasher, integrated washing machine, integrated fridge freezer, pantry, breakfast bar, tile effect flooring.

Bedroom 1 15'8" x 12'7"



Double glazed window, double radiator, wood effect laminate flooring and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'11" x 10'9"

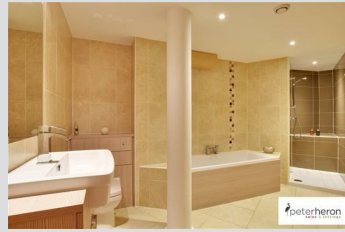


Double glazed window with river views, single radiator, wood effect laminate flooring, fitted wardrobes and dressing table.

River Views



Bathroom 14'0" at widest point x 7'6"



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, panel bath and separate walk in shower enclosure, tiled walls and flooring and heated towel rail.

Outside

Allocated parking space.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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