









This two bedroom ground floor flat is available January 2025 on an unfurnished basis. The good sized accommodation is arranged all over one level and comprises entrance hall, living room, kitchen with integrated appliances, two bedrooms and a bathroom benefiting from double glazing and gas central heating. Externally there is an enclosed courtyard to the rear with garage currently being used for storage. Situated in the popular residential area of Southwick and is ideally located for all amenities, and boasting excellent transport links to Sunderland city centre and local road networks.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Hall

Radiator and storage cupboard.

Living Room 15'0" x 11'7"



Solid hardwood flooring, wall mounted column radiator, decorative cast iron fireplace with feature surround and tiled hearth, double glazed window.

Bedroom 1 12'5" x 9'10"



Double glazed window and radiator.

Bedroom 2 12'4" x 7'4"



Double glazed window and radiator.

Kitchen 10'8" x 9'9"



Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, integrated fridge and freezer, integrated washing machine, tiled splashbacks, tiled flooring, double glazed window and cupboard housing Potterton combi boiler.

Visit www.peterheron.co.uk or call 0191 510 3323

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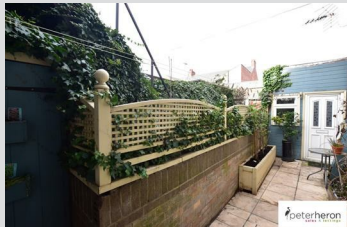
MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin vanity area with cupboards under and bath with overhead dual shower, heated towel rail, tiled walls.

Outside



Enclosed rear courtyard with access into the GARAGE.

Garage 10'8" x 8'7"

Currently being used for storage and recreational area. Double glazed window and electric radiator.

Council Tax Band

The Council Tax Band is Band A.

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.

Lettings Viewing

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.

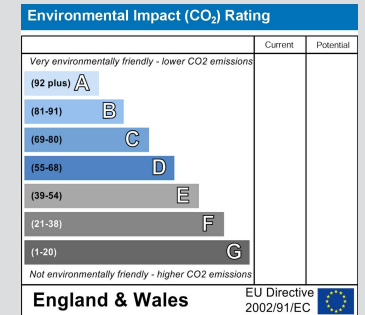
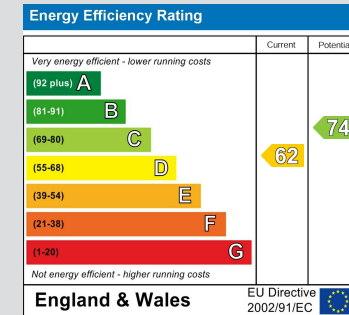
Opening Times

Monday 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.



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