









Available immediately on an unfurnished basis, this well-presented two-bedroom first-floor apartment occupies a highly convenient location, ideally situated close to Doxford International Business Park with excellent access to the A19.

The accommodation briefly comprises a welcoming reception hall with five useful storage cupboards, a spacious living room, fitted kitchen, two well-proportioned bedrooms, and a bathroom. Additional benefits include electric night storage heating, well-maintained communal gardens, and residents' parking.

Tastefully decorated throughout and finished to a high standard, this attractive apartment offers comfortable and practical living in a sought-after location. Early viewing is strongly recommended, as properties of this quality are expected to attract significant interest.

MAIN ROOMS AND DIMENSIONS

All on First Floor

UPVC double glazed door to

Entrance Lobby

Reception Hall



Five storage cupboards, electric night storage heater, telephone entry point.

Lounge 10'7" x 16'7"



Electric night storage heater, UPVC double glazed window to rear elevation, electric fire, electric night storage heater.

Kitchen 7'10" x 14'4"



Wall and floor cupboards with granite coloured working surfaces incorporating a single drainer stainless steel sink unit plus mixer taps, halogen hob with overhead extractor hood, double electric oven, space and plumbing for automatic washing machine and fridge freezer, laminate flooring, tiled splashbacks, UPVC double glazed window to front elevation.

Bedroom 1 8'11" x 13'8"



UPVC double glazed window.

Bedroom 2 7'10" x 7'8"



UPVC double glazed window.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, shower bath with overhead electric shower, additional shower mixer tap, glass screen - attractive white suite with tiled walls, vinyl flooring, UPVC double glazed window.

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

MAIN ROOMS AND DIMENSIONS

Outside



Communal gardens and parking.

Council Tax
The Council Tax Band is Band A

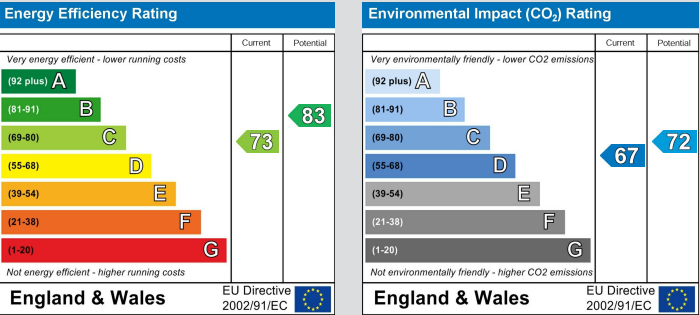
Moving Costs
Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

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 Appointment
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.

Office Opening Hours
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Lettings Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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