

This well presented and surprisingly spacious first floor two bed roomed flat is available immediately on an unfurnished basis, the accommodation includes a landing, spacious living room open plan into fitted kitchen with integrated appliances, two bedrooms and a modern bathroom. Features of note including gas central heating, double glazing and access down to an enclosed courtyard. Walking distance from all amenities including Asda supermarket and Boldon Leisure park, the property is well placed for the A19 and major routes into Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Entrance via UPVC door with stairs leading to first floor.

Landing

Radiator and doors to

Lounge 14'5" x 12'0"



Double glazed window to the rear, double radiator and door to bathroom. Open plan into kitchen.

Kitchen 11'1" x 7'1"



Range of modern wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a gas oven and hob with cooker hood over. Space has been provided for the inclusion of a washing machine, dishwasher, fridge and freezer. Vertical radiator and UPVC door to the rear.

Bedroom 1 14'8" x 10'10"



Double glazed window to the front elevation, double radiator and built in wardrobes.

Bedroom 2 7'4" x 7'3"



Double glazed window to the front elevation and a radiator.

Bathroom



Low level WC, washbasin and bath with wall mounted shower, chrome heated towel rail, fully tiles walls and Velux window.

Outside

Steel stairs leading to low maintenance rear courtyard.

Council Tax Band

The Council Tax Band is Band A.

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

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

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MAIN ROOMS AND DIMENSIONS

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

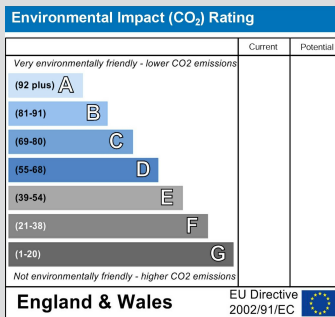
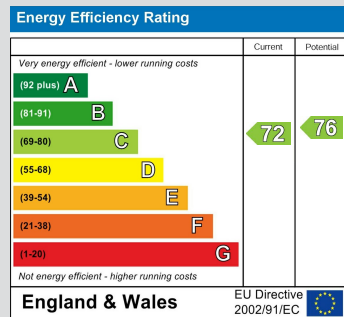
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Move In Costs

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

Ombudsman Fst

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



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