









This stylish and beautifully presented, two bedroom top floor top floor apartment, features a fabulous roof terrace and a garage, along with enjoying a superb position within the heart of the leafy Ashbrooke Conservation area. The property is accessed via its own private entrance at ground floor level in to the entrance hall with staircase leading up to the top floor accommodation. There is an attractive lounge, a stunning, contemporary kitchen / diner with doors leading out to the roof terrace, two bedrooms and a superb modern bathroom with a free standing roll top bath and a walk in shower. This location is ideally placed for local amenities, shops and schools as well as providing convenient access in to Sunderland City Centre and offers excellent transport connections. Viewing highly recommended to appreciate this exceptional apartment.

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Accessed via its own private entrance at ground floor level with a staircase to the first floor and a storage cupboard.

## First Floor Landing

Two timber framed double glazed windows to the side, stairs to the second floor landing.

## Kitchen / Diner 30'8 max x 12'2



Range of wall and base units over incorporating a stainless steel sink and drainer unit with mixer tap, T-fall roof in part, two Velux windows, electric oven, electric hob, radiator and a door to the private terrace.

## Lounge 15'3 x 14'5



Double glazed window to the front and a radiator.

## Bedroom 1 15'3 x 15'5



Two timber framed double glazed windows and a radiator.

## Bedroom 2 13'1 x 9'1 max



Double glazed window to the rear.

## Bathroom



An impressive modern bathroom with a white suite comprising a low level WC, pedestal wash hand basin, free standing roll top bath and a walk in shower. There is a heated towel rail, part tiled walls and a tiled floor.

## Externally

There is a superb roof terrace, accessed from the kitchen / diner.

## Garage

Single garage.

## Council Tax Band

The Council Tax is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

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

contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings

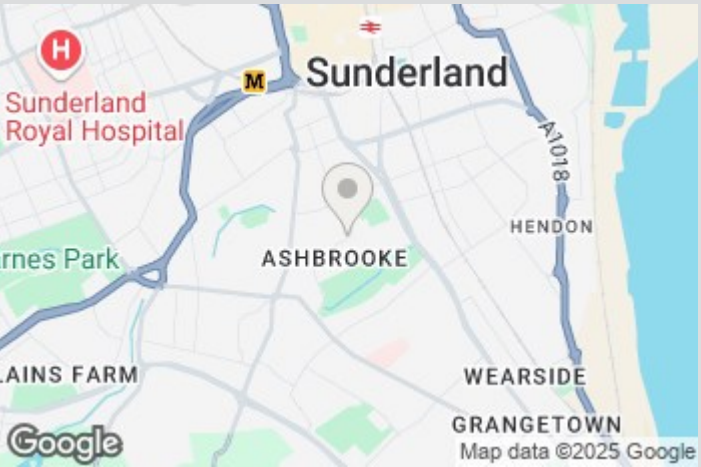
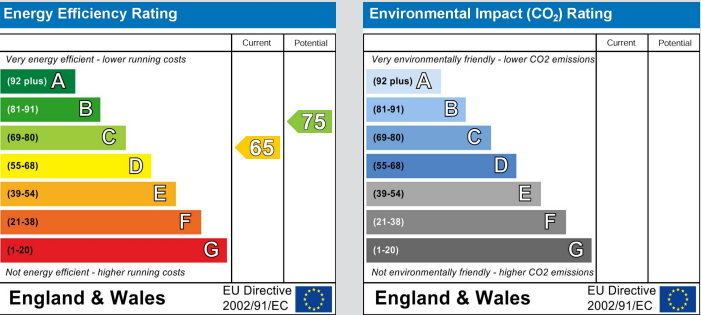
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## 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

