









An extended two bedroom ground floor flat with its own private, low maintenance rear garden and a single garage in a separate block. Internally the recently refurbished and well presented accommodation is accessed via its own private entrance and includes an entrance lobby, lounge, an extended kitchen / diner, two bedrooms and a modern bathroom/wc. Externally the property benefits from its own private low maintenance rear garden and a single garage in a separate block. The property is situated within this popular area of Moorside and is available NOW.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Lobby

There is an inner door connecting through to the lounge.

## Lounge 14'9" x 10'9"

This attractive room has a double glazed picture window to the front, an electric wall mounted heater and doors leading off to both the kitchen/diner and inner hall.

## Kitchen/Diner 17'1" x 6'1" extending to 8'9"

The kitchen is fitted with a range of wall and base units with work surfaces over incorporating a sink unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a double glazed door providing access out into the rear garden, double glazed window to the side and there is an electric wall mounted heater.

## Inner hall

With doors leading off to the two bedrooms and bathroom.

## Bedroom 1 11'11" x 8'4" not inc robes

Double glazed window to the front, an electric wall mounted heater and fitted wardrobes.

## Bedroom 2 9'8" x 8'9"

Double glazed window to the rear, an electric wall mounted heater and built in wardrobes.

## Bathroom

Fitted with a modern three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, there is also a double glazed window.

## Outside

The property benefits from a private low maintenance garden to the rear and also from a garage located in a nearby block ( single garage in nearby block 4.85 x 2.54)

## Council Tax Band

The Council Tax Band is Band A.

## 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.

## Fawcett Street Viewings

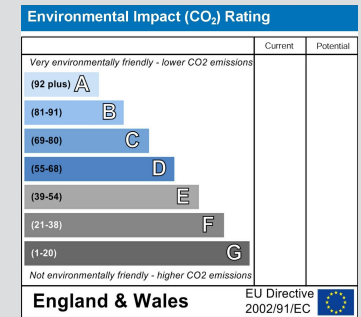
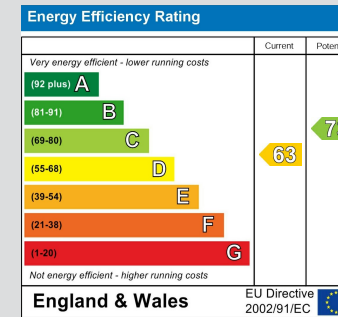
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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