









Occupying a prime position on a charming cobbled street in the heart of Sunderland City Centre, this beautifully appointed and exceptionally spacious two-bedroom apartment is set across the ground and lower ground floors of a beautiful terraced property within the desirable West Sunnyside Regeneration area. Thoughtfully designed with city living in mind, the internal accommodation is both stylish and expansive, comprising a stunning, oversized living room, a superb dining kitchen, two generously proportioned double bedrooms, a Jack & Jill bathroom, and a separate dressing room/walk-in wardrobe - offering both comfort and practicality. Externally, the property enjoys a timber-decked forecourt to the front. Perfectly placed within walking distance of shops, restaurants, cafés, bars, and local businesses, the apartment is also ideally located for easy access to reputable schools, local parks, Sunderland Royal Hospital, the Eye Infirmary, and major employers such as Nissan, Rolls Royce, and Doxford International Business Park. If required, an allocated parking space is also available for an additional £100 per calendar month.

Immaculately presented throughout with tasteful décor and quality finishes, this outstanding home offers a rare opportunity for city dwellers seeking space, style, and convenience. Available Now – early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double timber doors to

Entrance Vestibule

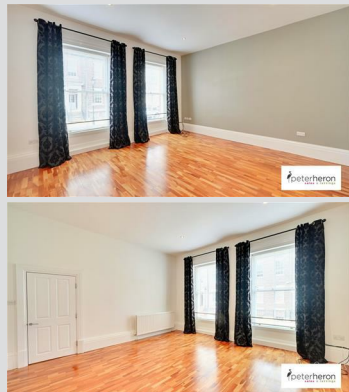


Part glazed Composite door to

Reception Hall

Double radiator, coved cornicing to ceiling.

Living Room 15'11" x 16'5"



Sliding sash windows to front elevation with original architraving, solid wood flooring, double radiator, flush halogen lights to ceiling.

Dining Kitchen 14'3" x 14'2"



This is a wonderful space perfect for entertaining and features an extensive range of base and eye level units with granite coloured working surfaces incorporating single drainer 1 ½ bowl stainless steel sink unit, pedestal mixer tap, space for American style fridge freezer, gas hob, overhead extractor hood, built under electric oven, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, tiled flooring, dining area, double radiator, flush halogen lights to ceiling, sliding sash windows to rear elevation.

Stairs down to Lower Ground Floor



Double radiator, telephone and video entry system, fire exit/rear door to rear exterior. Walk in storage cupboard.

Bedroom 1 (rear) 13'0" x 13'6"



Double radiator, sliding sash windows to rear elevation, door to

Jack & Jill Bathroom



Low level WC, washbasin and bath with overhead electric shower and glass screen - attractive white suite with wall and floor tiles, ceiling mounted extractor unit.

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MAIN ROOMS AND DIMENSIONS

Dressing Room/Walk in Wardrobe 8'1" x 5'11"



Maximum dimensions. Hanging space, fitted shelving.

Bedroom 2 9'2" x 16'8"



Sliding sash windows to front elevation, double radiator.

Outside



Forecourt to front with timber decked seating area.
Courtyard to the rear with allocated parking available for additional costing

Lettings Important Notice

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 advisors 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.

Viewing

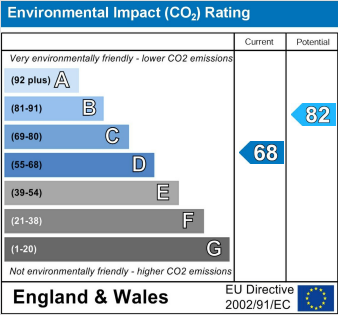
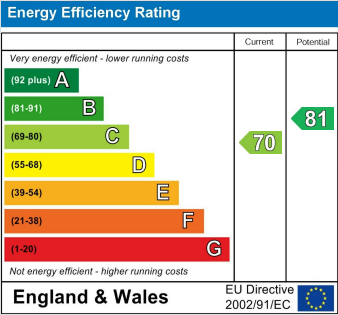
To arrange an appointment to view this property contact our Lettings branch on 0191 5103323, Option 2.

Opening Hours

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

Ombudsman

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



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