



**peterheron**  
sales & lettings







This two bedroom top floor flat is offered for let on an unfurnished basis. Accommodation is arranged over one floor and comprises; communal entrance hall, entrance hall, kitchen, lounge, two bedrooms and bathroom all benefitting from electric heating and UPVC double glazing. Externally there is allocated parking and communal gardens. Property is situated in the popular St Peters view and is ideally located for all amenities, boasts excellent transport links to Sunderland City Centre and wider road networks, Early viewing is a must. Available April 2024.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hall



With secure entry system.

## Lounge



UPVC double glazed window, laminate flooring, electric storage heater.

## Kitchen



Fitted with wall and base units, worktops, inset sink, splash back tiling, washing machine, free standing electric cooker, UPVC double glazed window to the front and laminate flooring.

## Inner Hall

With laminate flooring.

## Bathroom



Bath with shower over, WC, wash hand basin, wall tiling, floor tiling, UPVC double glazed window to the front, mirrored cabinet.

## Bedroom 1



UPVC double glazed window to the rear, electric heater, laminate flooring.

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

## Bedroom 2



UPVC double glazed window to the front, electric heater and laminate flooring.

## Externally



There is allocated parking and communal gardens.

## Lettings Important Notice Let

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.

## Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Ombudsman let

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

## Opening Hours let

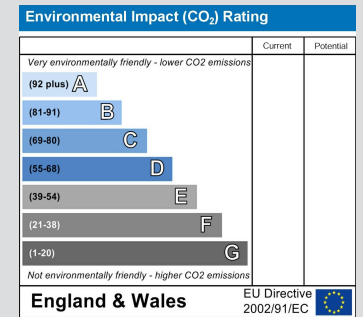
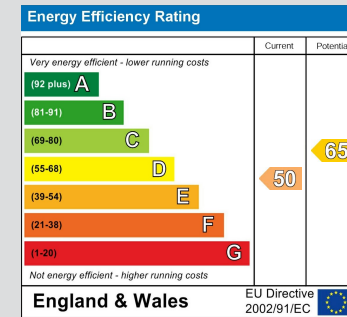
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Council Tax

The Council Tax Band is Band A

## Movein Costs

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



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