









An immaculately presented two bedroom ground floor flat within this popular and convenient location. Internally the impressive private accommodation includes a hall, lounge, modern kitchen and bathroom and two well-proportioned bedrooms. Externally there is a private allocated parking space and attractive communal gardens. This location is ideal for local amenities, as well as providing excellent access to Sunderland City Centre, Sunderland University, the coastline and transport links to wider parts of the region. Available immediately!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Communal Entrance

Access to the ground floor accommodation.

Private Accommodation - Entrance Hall

Double glazed window.

Lounge 16'9" x 10'11"

Double glazed window and a night storage heater.

Kitchen 8'6" x 10'10"

Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over and a washing machine. There's a double glazed window, electric heater and tiled splashbacks.

Bedroom 1 10'11" x 12'0"

Double glazed window, storage cupboard, a cupboard housing the hot water tank and an electric heater.

Bedroom 2 10'6" x 10'11" into fitted wardrobes

Double glazed window, electric heater and fitted sliding door wardrobes.

Bathroom

Fit with a low level WC with concealed cistern, wash basin set into vanity unit and panelled bath with overhead shower. There's a double glazed window and electric heater.

Outside

There are communal gardens to the front and rear and residential parking.

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.

Movein Costs

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

Council Tax Band

The Council Tax Band is A.

Lettings Viewing Appointment

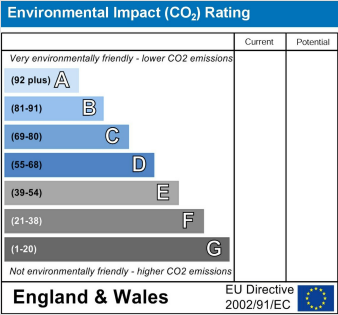
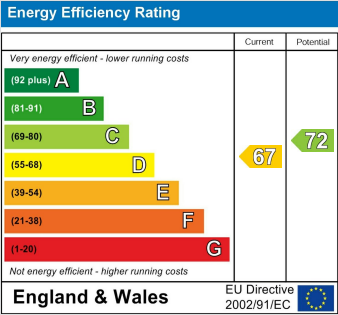
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Ombudsman Lett

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

Opening Timess

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



Visit www.peterheron.co.uk or call 01915106118

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS