

TO LET



Welcome to *your* place in Sunderland

**West Wear Street**  
Sunderland SR1 1XH

Apartment  
One Reception Room  
Parking In Garage Below  
River Views

Two Bedrooms  
En-Suite Shower Room  
9th Floor  
EPC RATING C

**£695 PCM**

**Main Rooms and Dimensions**



Entrance Hall  
Open Plan Living/ Dining/ Kitchen 25'11"x  
13'11"  
Main Bedroom 10'9" x 9'11"  
En-Suite Shower Room  
Bedroom 2 10'7" x 9'0"  
Main Bathroom 6'10" x 5'06"  
Outside  
Council Tax Band

Move In Costs  
Lettings Important Notice  
Viewing Fawcett Street  
Opening Times  
Ombudsman

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

**Tried. Trusted. Recommended.**