









Available Early December 2023 on an unfurnished basis, this very spacious two bedrooomed and two bathrooomed first floor apartment offers an excellent opportunity to those who require a property which is literally ready to move furniture into. With a lovely bright and airy feel, the property has a large living room with open plan kitchen with integrated appliances, two double bedrooms, an en-suite shower room and bathroom. Features of note include gas central heating, UPVC double glazing and Sky HD/Digital TV points in the living room and both bedrooms. With lovely views to the front looking towards Cleadon Hills, the property is located on this popular street just a stones throw from Sunderland's magnificent coastline and beaches and ideal for Sainsburys and Seaburn Metro Station. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Part double glazed Composite door to

Reception Hall

Double radiator, turned spindle balustrade staircase with large storage cupboard under.

First Floor

Large Landing

UPVC double glazed window to side elevation, double radiator, area suitable for desk/workspace, access point to loft, large walk in cloaks cupboard with wall mounted gas energy efficient combination boiler serving hot water and radiators, space and plumbing for automatic washing machine, space and ventilation for tumble dryer, two main smoke alarms.

Living Room 13'0" x 14'0"



UPVC double glazed window to side elevation, UPVC double glazed window to front providing distant views of Cleadon Hills, two double radiators, Sky HD TV/Digital TV point, telephone point, open plan to

Views of Cleadon Hills



Kitchen 6'6" x 16'3"



Fully integrated with an extensive range of Italian style base units, drawers and wood coloured working surfaces incorporating a single drainer 1 ½ bowl stainless steel sink

unit with pedestal mixer tap, cupboard under sink contains integrated waste bins, integrated appliances include an electric halogen hob, overhead extractor hood, built under electric oven, fridge, freezer and dishwasher, canopy over working surfaces with recessed LED downlights, ceiling mounted extractor unit, vinyl flooring.

Bedroom 1 (side) 15'1" x 18'3"



UPVC double glazed bay window to side elevation, double radiator, built in wardrobes, Sky HD/Digital TV point.

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MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle - white suite with tiled splashbacks, Velux window, vinyl flooring, ladder design chrome heated towel rail.

Bedroom 2 (side) 9'0" x 14'0"



Built in wardrobes with sliding mirror fronted doors, UPVC double glazed window to side elevation, double radiator, Sky HD/Digital TV point.

Bathroom



Low level WC, washbasin and panelled bath together with walk in shower enclosure - large white suite with tiled splashbacks, chrome fittings, heated towel rail, electric shaver point, ceiling mounted extractor unit and Velux window.

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.

MAIN ROOMS AND DIMENSIONS

SeaRoad Viewing

To arrange an appointment to view this property please contact our Sea Road branch on 0191 5106116 or book viewing online at peterheron.co.uk

Movein Costs

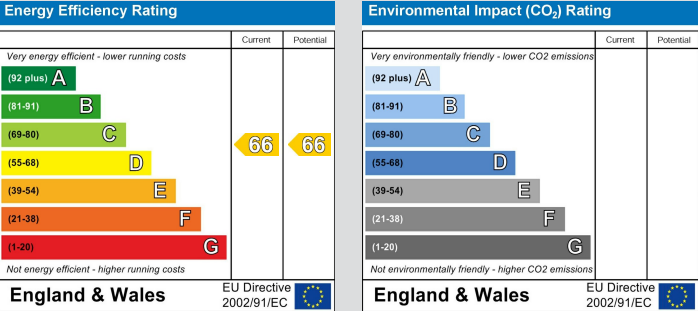
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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

Opening Times

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



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