

AVAILABLE END OF JUNE - TAKING INTEREST NOW! Stunning duplex apartment within this impressive, recently completed conversion building, known as St. Cuthberts Hall on Mowbray Road, available now on an unfurnished basis. Internally the stylish private accommodation includes a hall, luxury bathroom/wc and a fabulous open plan lounge and contemporary kitchen with integrated appliances on the first floor whilst to the upper floor there is a master bedroom with an en-suite shower room/wc and a second bedroom. Features of the property include electric heating, a telephone security entry system, beautiful landscaped grounds and resident's car park accessed via an electrically operated security gate. This excellent location provides convenient access to Sunderland City Centre as well as offering excellent transport connections via road and the Metro system to wider parts of the region.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door to

Impressive Communal Hall



Staircase to upper floors.

Private Accommodation

Access via entrance door to

Entrance Hall



Built in cupboard, staircase to upper floor and electric wall mounted heater.

Open Plan Lounge/Kitchen 20'4" x 16'6"



Sash windows to front and two electric wall mounted heaters.

Kitchen Area



Fitted with contemporary wall and base units with wood work tops over incorporating sink and drainer unit, integrated appliances include an electric oven, hob with extractor over, fridge freezer, dishwasher and washing machine.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a low level WC, pedestal washbasin and p shaped bath with mains shower over, attractive tiled walls and floor, chrome electric heated towel rail and extractor fan.

Top Floor Landing

Electric wall mounted heater.

Master Bedroom 16'1" x 12'5" plus 13'5" x 4'1" not including rece



Two skylight windows and two electric wall mounted heaters.

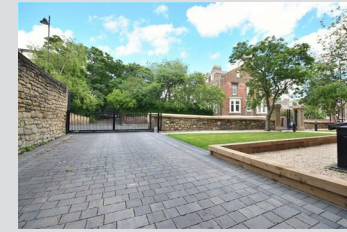
En-Suite

Low level WC, pedestal washbasin and double step in shower cubicle with mains shower, attractive tiled walls and floor, extractor fan and chrome ladder style heated towel rail.

Bedroom 2 13'7" x 7'6"

Skylight window and electric wall mounted heater.

Outside



Delightful well maintained communal grounds and residents parking facilities access via security entrance gate.

Lettings Important Notice

We endeavor 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.

Lettings Viewing

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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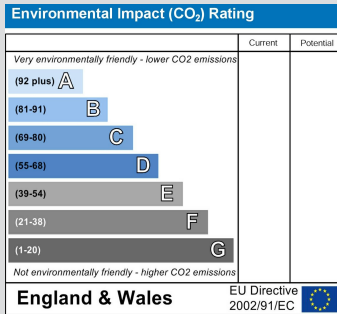
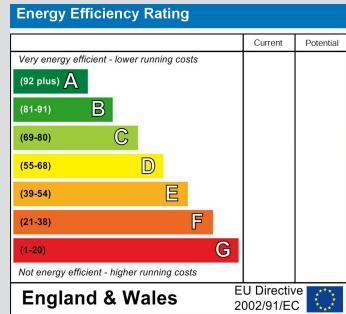
MAIN ROOMS AND DIMENSIONS

Opening Times

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

Ombudsman

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



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