













An imposing four storey Victorian Townhouse converted into six self contained apartments, this stunning two bed roomed apartment occupies the first floor and enjoys a light spacious and contemporary feel with quality fitted kitchen and bathroom and attractive decor throughout. A communal entrance serves the staircase leading up to the first floor landing and the apartments features a reception hall with telephone entry system, a living room and open plan kitchen with fitted appliances, two bedrooms and a bathroom. Benefiting from double glazing and gas central heating, the property externally has an allocated parking space. Enjoying a set back position just off Newcastle Road, within walking distance of Sea Road shopping centre, Seaburn Metro station and central to both the City Centre and A19.

# MAIN ROOMS AND DIMENSIONS

## All on First Floor

Five panel Composite door to

## Reception Hall

Single radiator, telephone entry point.

## Living Room 14'4" x 16'6"

Maximum dimensions into bay with hardwood double glazed windows to front elevation, wood coloured laminate flooring, TV point, radiator, open plan to

## Kitchen

Range of base and eye level units incorporating granite coloured working surfaces, upstands and a single drainer stainless steel sink unit plus mixer taps, electric halogen hob with overhead extractor hood, built under electric oven, space and plumbing for automatic washing machine, integrated fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, main smoke alarm, LED downlights.

## Bedroom 1 (rear) 15'3" x 13'8"

Maximum dimensions into bay with UPVC double glazed windows to rear elevation, single radiator, LED downlights. Door to

## Bathroom 5'7" x 8'1"

Low level WC, washbasin and shower bath with shower mixer tap - white suite, tiled walls, vinyl flooring, wall mounted extractor unit.

## Bedroom 2 13'1" x 7'5"

UPVC double glazed window to front elevation, single radiator.

## Outside

Allocated parking to front.

## Important Notice

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

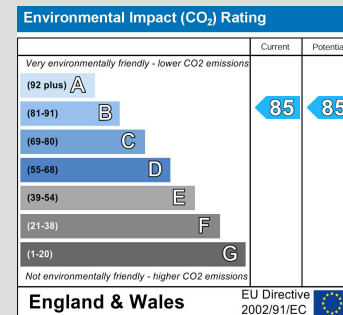
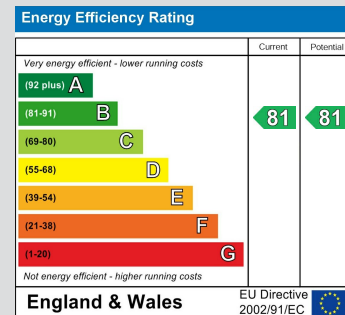
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

## Ombudsman

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



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