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Park Place West, Ashbrooke, Sunderland

£595 PCM







An attractive and well presented, two bedroom first floor flat on this private tree lined road, benefiting from a communal rear yard with a remote control roller shutter access door providing off street parking. Internally the private accommodation includes a hall, lounge, breakfasting kitchen, two bedrooms and a bathroom/wc. This location provides excellent access to local amenities, the shops, cafes, bars and restaurants in the City Centre and offers road and public transport links to wider parts of the region.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via entrance door.

Communal Entrance

Staircase to first floor.

Private Accommodation

Entrance Hall

Lounge 15'9" x 5'10" not including recess

Single glazed sash window to front.

Breakfasting Kitchen 8'11" x 15'8"

Wall and base units with work surfaces over incorporating sink and drainer unit. Cooker and space has been provided for the inclusion of fridge freezer and washing machine. Single glazed window to rear, wall mounted boiler and radiator.

Bedroom 1 15'4" x 7'1"

Single glazed sash window to front and radiator.

Bedroom 2 11'8" x 7'11"

Single glazed sash window to front and radiator.

Bathroom

Low level WC, pedestal wash hand basin and panelled bath with shower attachment and radiator.

Outside

Communal courtyard to the rear with remote control roller shutter access door providing off street parking space if required.

Council Tax Band

The Council Tax Band is Band A.

Lettings Important

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.

Fawcett Street Viewings

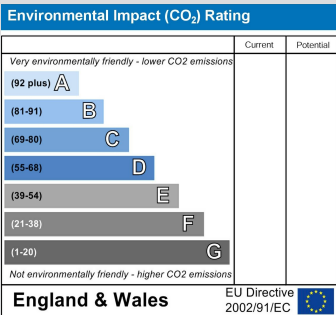
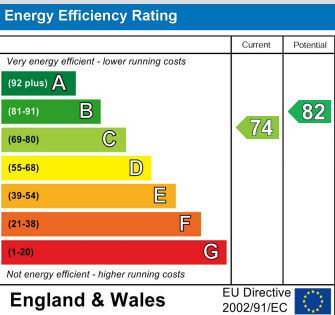
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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