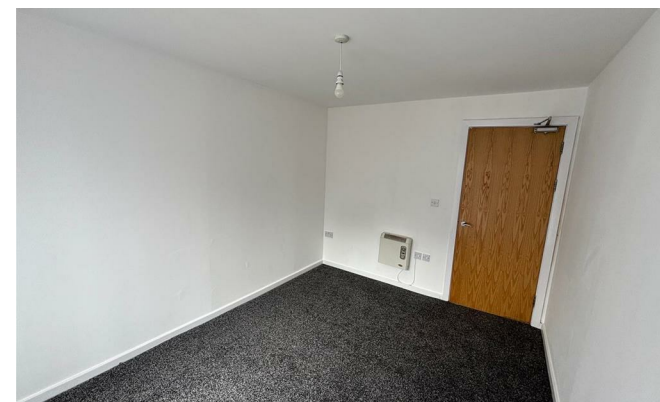
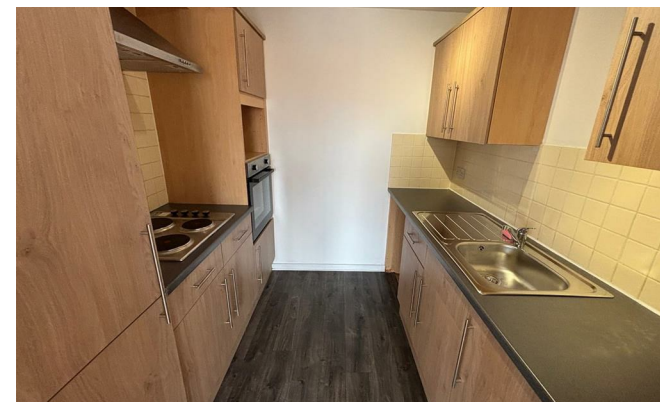


STUART EDWARDS



Low Street

, Sunderland SR1 2AT

- MODERN SECOND FLOOR APARTMENT
 - NEWLY DECORATED
- BATHROOM WITH SHOWER
 - ELECTRIC HEATING
 - AVAILABLE NOW
- 2 DOUBLE BEDROOMS WITH NEW CARPETS
 - SPACIOUS KITCHEN/DINING ROOM
 - BALCONY ENJOYING RIVER VIEWS
 - UPVC DOUBLE GLAZING
 - UNFURNISHED

£650 PCM

Council Tax Band: C EPC Rating: B

FULL DESCRIPTION

Modern second floor apartment available immediately on an unfurnished basis.

Newly redecorated throughout, the internal living accommodation comprises, entrance hallway, spacious lounge/dining room with balcony enjoying views over the river. Kitchen with stainless steel oven, hob and extractor hood, 2 double bedrooms and bathroom suite with shower.

Electric central heating, new bedroom carpets and UPVC double glazing throughout.

River View is within easy reach of Sunderland city centre with its many shops, bars, cafes and amenities as well as being close to local schools, Doxford Business Park and in close proximity to both the A19, A690.

Viewings are recommended.

ENTRANCE HALLWAY

Laminate flooring, phone entry system, electric radiator and storage cupboard.

LOUNGE/DINING ROOM

20'0" x 17'10"

Laminate flooring, night storage heater, space for a dining table and balcony enjoying views over the river.

KITCHEN

7'6" x 7'6"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven, hob and extractor hood. Tiled splashbacks, vinyl flooring and plumbed for automatic washing machine.

BEDROOM 1

12'4" x 9'3"

Electric radiator and new carpet.

BEDROOM 2

12'7" x 8'2"

Electric radiator and new carpet.

BATHROOM

7'9" x 5'4"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with electric shower over, tiled splashbacks and flooring, chrome heated towel rail, shaver socket and extractor fan.

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8656-6226-9670-3412-6926>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

