









Available NOW on an unfurnished basis this charming two bedrooms first-floor apartment occupying a lovely plot with attractive gardens to the front offers an excellent opportunity to professional couples. Comprising living room, kitchen, two double sized bedrooms and a bathroom and benefits from double glazing and gas central heating, the property is walking distance from all local amenities including Sea Road Shopping Centre, Seaburn Metro and the Seafront. Sure to be popular, we anticipate a very quick let therefore an immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Original timber door to

Entrance Looby

Stairs Leading up to

First Floor Landing



Serving

Living Room 12'8" x 13'3"



Electric fire with feature surround, marble insert and harth, double glazed windows to twin aspects and front and size, single radiator.

Bedroom 1 (Front Facing) 14'4" x 18'5" (maximum dimensions)



Windows to twin aspects to front and side, double radiator.

Bedroom 2 (Rear Facing) 14'2" x 10'2"



Window to rear elevation, built in cupboard and a single radiator.

Kitchen 7'10" x 8'0"



Wall and floor cupboards with granite coloured working surfaces incorporating a single drainer circular bowl stainless steel sink unit plus mixer taps, gas hob with a built under electric oven, overhead extractor hood, space for fridge/freezer, double radiator, laminate flooring, window to rear elevation.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low-level WC with concealed cistern, wash basin vanity unit, bath with an overhead shower and glass screen - white suite with UPVC lined walls, single radiator, vinyl flooring and wall mounted extractor unit.

Outside



Beautifully presented gardens to the front with attractive lawns and established borders.

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

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

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 Arrangements

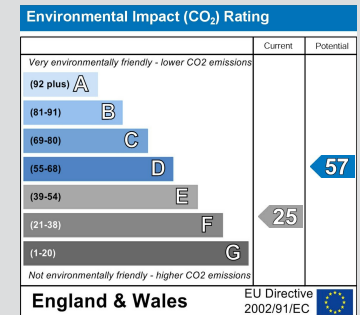
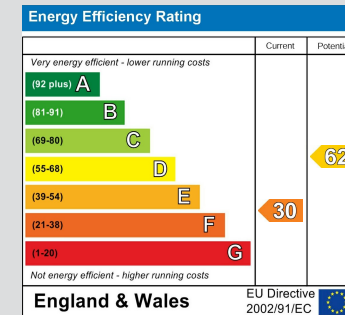
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

