









This delightful ground floor apartment located within a former library and boasting comfortable accommodation which is easy to maintain and economic to run, this delightful property situated on the ground floor and with parking to the rear offers an excellent opportunity to both investors and those who require a stair free living space. Internal accommodation includes living room, breakfasting kitchen, bedroom and shower room whilst to the exterior a courtyard offers shared parking facilities.

Benefitting from gas central heating and some UPVC double glazing, the property is tastefully decorated throughout and available beginning of May. Walking distance from Ryhope Village centre and located close to the A19, the property is well placed for Sunderland city centre, Nissan, Doxford International Business Park, Amazon, Durham City, Teesside and Newcastle-Upon-Tyne. Immediate internal inspection is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

There is a communal entrance door to the front of the property.

Communal Entrance

Access to the private accommodation.

Entrance Hall

Radiator and coved cornicing.

Lounge 18'8" x 9'3"

Double glazed window, radiator and decorative fire surround.

Kitchen 9'11" x 12'0"

The kitchen is fitted with a good range of base and eye level units with work surfaces over incorporating a sink and drainer unit and integrated appliances including an oven and hob with extractor hood over. There's a double glazed window, radiator, boiler store and door to the rear courtyard.

Bedroom 13'2" x 7'11"

Double glazed window, radiator and a storage cupboard.

Shower Room

Fitted with a low level WC, pedestal wash basin and a step in shower enclosure. There's a double glazed window and 2 heated towel rails.

Outside

There is a communal courtyard to the rear with space for off street parking.

Lettings Important Info.

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.

Council Tax Band

The Council Tax Band is A.

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 - Friday 9.00am to 5.00pm

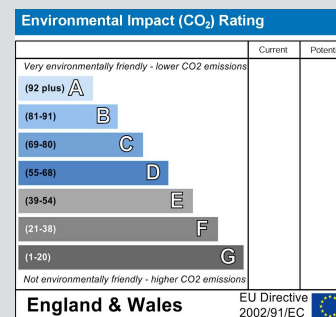
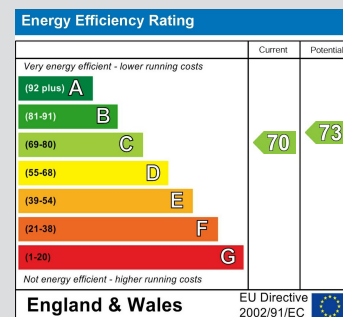
Saturday 9.00am to 12noon

Ombudsman

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

Movein Costs

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



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