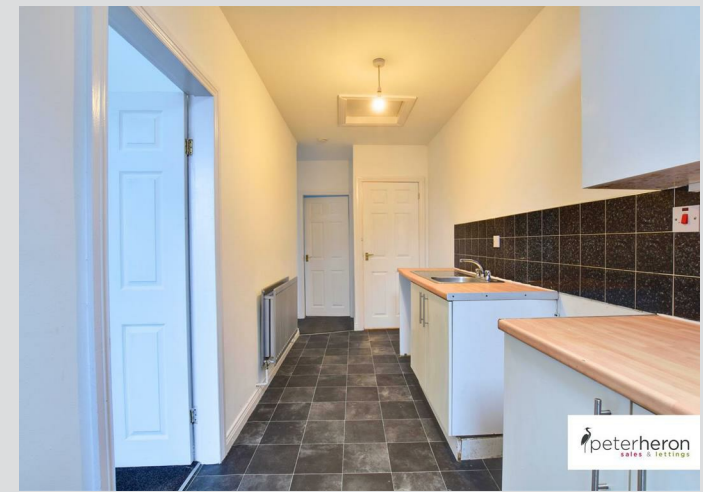










This two bedroomed ground floor flat is available to let on a unfurnished basis. The flexible accommodation is arranged over one level and comprises lounge, kitchen, two bedrooms and a bathroom. Conveniently situated in the popular residential area of Pallion and is just a short walk away from a range of shops, close to schools and has excellent transport links to Sunderland City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door and stairs to the first floor.

Kitchen 17'8" x 5'9"



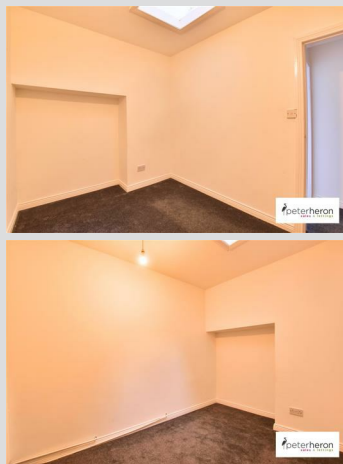
Range of wall and base units with counter tops over incorporating single bowl stainless steel sink and drainer unit with mixer tap, space for cooker and washing machine, Velux window, radiator and door to the lounge.

Lounge 11'9" x 10'8"



Double glazed bay window to the front and radiator.

Bedroom 1 9'8" x 6'3"



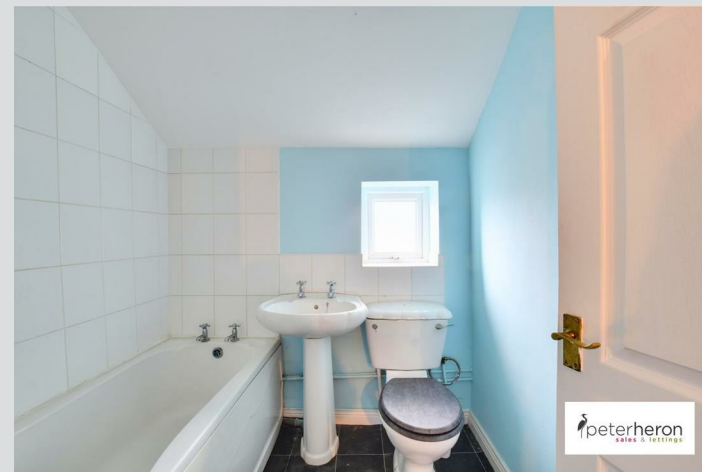
Double glazed window to the rear and radiator.

Bedroom 2 11'1" x 7'4"



Velux window and radiator.

Bathroom



Low level WC, hand wash basin, bath and window.

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

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MAIN ROOMS AND DIMENSIONS

representation or warranty whatever in relation to this property.

Lettings Viewing

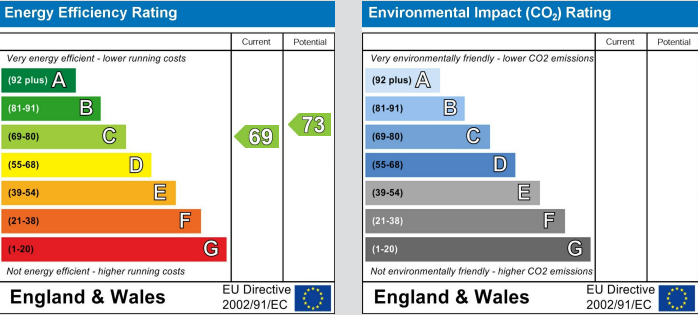
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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