









A beautifully presented ground floor flat situated within this popular residential area. Internally the stylish and immaculate accommodation comprises entrance hall, lounge, contemporary kitchen, two bedrooms and a modern bathroom. Externally there is a rear garden and parking facilities. Ideally placed for local amenities, shopping facilities and schools, as well as offering excellent access to road connections to surrounding areas. Available immediately on a furnished basis.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Storage cupboard and radiator.

Lounge 12'6" x 11'7"



Double glazed window to front and radiator. Sofa & footstool, TV stand, wall mounted TV, side table and standing lamp are included in the let.

Kitchen 8'10" x 6'7"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. New fridge freezer and washing machine are included. Radiator, double glazed window and UPVC door to rear.

Bedroom 1 12'8" x 9'11"



Double glazed window to front and radiator. 2 double wardrobes with integrated drawers, double bed and bedside table are included in the let.

Bedroom 2 10'0" x 9'8"



Double glazed window rear, radiator and storage cupboard. 1 double wardrobe with chest of drawers and a sofa bed are included in the let.

Bathroom



Modern suite featuring a low level WC, washbasin and bath with shower over, heated towel rail, double glazed window and built in shelving.

Outside



Generous lawned and block paved rear garden. Resident only walkway to front with attractive lawned area. Private parking bays to rear.

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

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