



Belle Vue Crescent, Ashbrooke, Sunderland

£595 PCM







A spacious and immaculately presented first floor flat, situated within the highly sought after area of Ashbrooke, available now. The private accommodation includes a hall, superb lounge, an attractive modern breakfasting kitchen with a selection of integrated appliances, a double bedroom and bathroom/wc. This popular location is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. We highly recommend viewing of this impressive flat.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via communal entrance door.

Communal Entrance Hall

Staircase to the first floor.

First Floor Apartment

Hallway

Access via entrance door.

Lounge 11'8" x 10'3" extending to 13'10"

Two double glazed windows to front and wall mounted electric heater.

Breakfasting Kitchen 15'1" x 6'9" not including recess

Modern wall and base units with work surfaces over incorporating sink and drainer, integrated electric oven, electric hob, fridge and freezer. Space for washing machine. Double glazed window to rear, wall mounted electric heater.

Bedroom 7'1" x 13'10"

Double glazed window to front and wall mounted electric heater.

Bathroom

Modern suite comprising of low level WC, pedestal washbasin and panel bath with shower attachment, chrome electric ladder style heated towel rail, part tiled walls, airing cupboard and double glazed window.

Council Tax Band

The Council Tax Band is Band A.

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

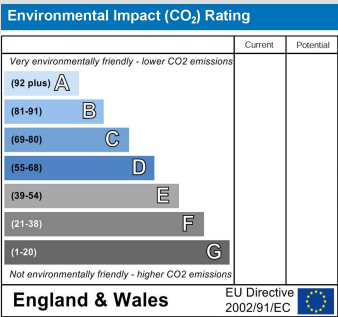
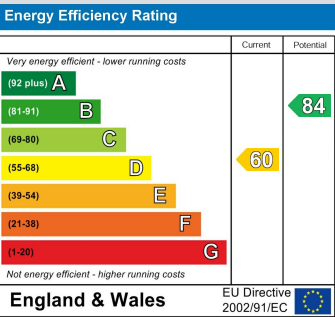
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

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

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