







First
Coffee then
the world

VINTAGE KITCHEN
Est 1944
Paris
the art of living

Electrolux
13 19



A beautifully presented top floor apartment, featuring a stylish interior within this elegant terrace in the Ashbrooke Conservation area, on the periphery of the City Centre. The Esplanade is a private road accessed via electric gates where the apartment benefits from residents parking and access to the delightful communal grounds. A security entry system leads through to an impressive communal reception hall with staircase leading to the upper floors. The immaculate private accommodation includes a hall, a superb open plan lounge / kitchen, double bedroom and a bathroom/wc. This convenient location is within easy access of Sunderland City Centre, Park Lane Interchange and Metro Station, Mowbray and Backhouse Park, Shops, Cafes and Bars. Viewing essential to appreciate this impressive apartment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a communal entrance door into the entrance hall.

Entrance Hall

Communal entrance hall with staircase up to the residence.

Reception Hall

With a radiator and access to the bedroom, bathroom and open plan lounge and kitchen.

Lounge 13'9" x 15'5" into the bay

Double glazed bay window, wood flooring and open into the kitchen.

Kitchen 9'8" x 5'5"

Fit with base an eye level units with work surfaces over incorporating a sink unit. Integrated appliances include an oven and hob with extractor hood over, a washing machine and a fridge freezer. There are part tiled walls, tile effect flooring and a radiator.

Bedroom 17'7" x 15'7"

With 2 radiators and a Velux window.

Bathroom

Fit with a low level WC, pedestal wash basin and panelled bath with shower head over. There is also a heated towel rail and tiled flooring.

Outside

There are communal gardens an residential 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

The Council Tax Band is Band B

Fawcett Street Viewings

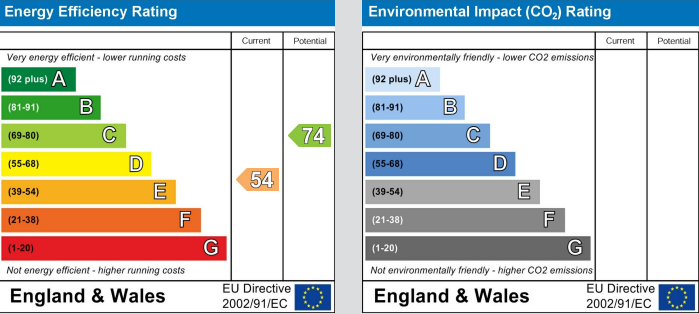
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

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