









A delightful two-bedroom, first-floor apartment located within this sought-after development. The accommodation comprises a welcoming entrance hall, a spacious L-shaped lounge/dining area with access to a modern fitted kitchen, two well-proportioned bedrooms, and a bathroom/WC. Externally, the property enjoys an allocated parking space along with attractive, well-maintained communal gardens. Ideally situated in a convenient and popular location, the apartment offers easy access to local amenities, Sunderland City Centre, and excellent transport links. Early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via communal entrance door with stairs leading to first floor and door to accommodation.

## Reception Hall

2x storage cupboards, radiator and doors to

## Lounge/Dining Area



2x Double glazed windows and 2x radiators. Archway into

## Kitchen



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and cooker hood. Space for fridge freezer and washing machine.

## Bedroom One



Double glazed window and radiator.

## Bedroom Two



Double glazed window and radiator.

## Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator.

## Outside



Private access, communal garden to front and allocated parking to rear.

## Council Tax Band

The Council Tax is Band B.

## 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.

## Viewings

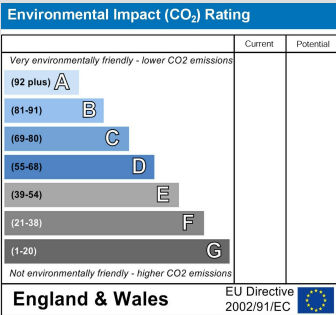
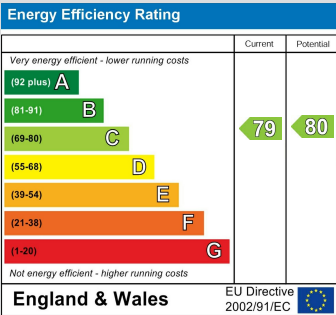
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## 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.



Visit [www.peterheron.co.uk](http://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