









Situated within a popular modern development in the sought-after village of Ryhope, this attractive second-floor apartment offers well-presented accommodation in a convenient location, with excellent access to Sunderland city centre, the regional road network, and a range of local amenities.

Accessed via a secure communal entrance with stairs leading to the second floor, the property comprises a spacious lounge and dining area, a fitted kitchen with integrated appliances, two well-proportioned double bedrooms, and a modern bathroom with an overhead shower.

Additional benefits include gas central heating via a combi boiler, uPVC double glazing throughout, and an allocated parking space.

Offering comfortable, low-maintenance living in a desirable residential setting, this apartment is sure to appeal to a variety of tenants. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Second Floor

Access via entrance door.

## Entrance Hall

Radiator.

## Lounge/Diner 17'7" x 12'4"



Double glazed window, two radiators and open archway into kitchen.

## Kitchen 12'4" x 7'6"



Range of wall and base unit with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, space for low level fridge and washing machine. Radiator, storage cupboard housing boiler and double glazed window.

## Bedroom 1 12'4" x 9'10"



Double glazed window, radiator and two built in storage cupboards.

## Bedroom 2 8'10" x 8'9"



Double glazed window and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double radiator.

## Outside



Allocated parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915106114**

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

# MAIN ROOMS AND DIMENSIONS

## Lettings Viewing

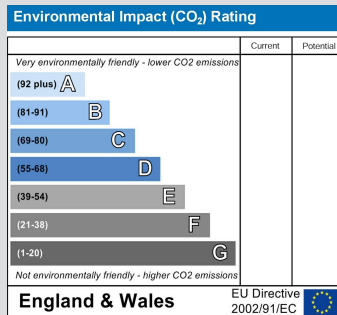
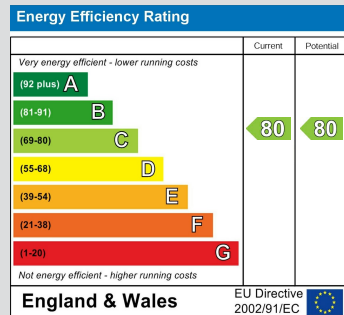
To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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