Ford Lodge, South Hylton, Sunderland

£825 PCM

CUPRA

This superb first floor contemporary apartment is beautifully appointed throughout. The apartment offers an open plan living room, and contemporary fitted kitchen, two double bedrooms and a modern shower room. Externally there are communal gardens and a designated parking space plus visitors parking. Only a short walk from an excellent range of amenities including schools, shops, bars and restaurants. The property is also perfect for South Hylton Metro station and is particularly convenient for the A19. Available October on an unfurnished basis. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Entrance Hall

Storage cupboard, double radiator and access point to loft.

Open Lounge & Kitchen 12'5" x 22'7"

Double glazed box bay to window and two radiators.

Kitchen Area

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood and a wine fridge. Space for a fridge freezer, washing machine and dishwasher. Double glazed window.

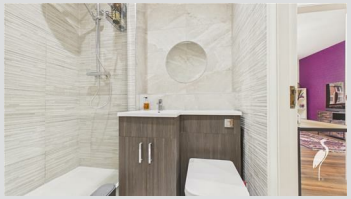
Bedroom 1 13'8" x 9'11"

Double glazed box bay window to front and double radiator. Large cupboard with built in storage and shelving.

Bedroom 2 9'6" x 7'10"

Double glazed window and radiator.

Shower Room



Vanity unit comprising low level wc and hand wash basin, walk in dual head waterfall shower and chrome heated towel rail.

Outside
Allocated parking and visitor parking.

Council Tax Band
The Council Tax Band is Band B.

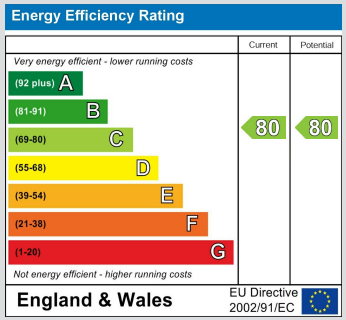
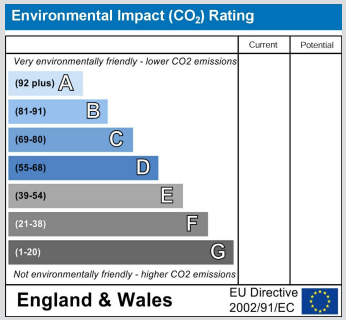
Move In Costs
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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.

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.

Appliances Included
Fridge freezer, washing machine and dishwasher are included with the property.