









This spacious basement apartment is perfect for those who require easy reach of the City Centre. Available now on an unfurnished basis, this home comprises entrance hall, lounge, kitchen, bedroom and bathroom, externally there beautiful communal gardens. Nestled in a secluded spot on this private street set on the outskirts of Ashbrooke, the property is walking distance from the City Centre and its excellent amenities and is particularly convenient for local parks and transport connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door into the reception hall.

Reception Hall



Radiator and doors to

Lounge



Single glazed bay window to the front, radiator, feature fireplace and built in storage and shelving.

Kitchen



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, low level fridge and freezer and a washing machine. Single glazed window to front.

Bedroom 1



Single glazed window to the rear, radiator and 3x storage cupboards.

Bathroom



WC, wash hand basin, bath, radiator and window to the rear.

Outside



Attractive communal garden with lawned and paved areas. Also benefiting from a private garden space to the rear.

Council Tax Band

The Council Tax Band is Band A.

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.

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MAIN ROOMS AND DIMENSIONS

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

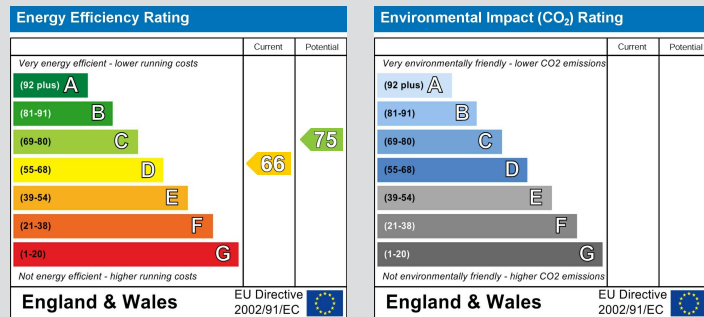
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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