





- First Floor
- Well Presented
- Electric Heating
- Communal Areas
- Early Viewing Recommended
- Two Bedrooms
- Secure Entry
- Allocated Parking
- Ideal First Time Buy
- Call For More Information





This stylish and well-maintained two-bedroom first floor apartment is superbly positioned within the highly regarded Sandringham Court development, just off Sheriff Close. Offering bright, comfortable accommodation throughout, the property is perfectly suited to first-time buyers, professionals, downsizers, or investors seeking a home in a convenient and well-connected location.

The surrounding area remains consistently popular thanks to its excellent range of local amenities and transport links. Residents benefit from easy access to nearby supermarkets, shopping facilities, schools, leisure centres, and green spaces, while excellent road and public transport connections provide straightforward commuting across the North East and beyond.

Accessed via a secure communal entrance with stair access to all floors, the apartment briefly comprises a welcoming dual-aspect lounge filled with natural light, creating a bright and airy living space. The kitchen is fitted with a range of wall and floor units offering ample storage and workspace. There are two bedrooms, including a generously sized double bedroom and a versatile single bedroom which could also serve as a home office or guest room. The accommodation is completed by a modern three-piece bathroom/WC featuring an overhead shower and useful vanity storage.

Further benefits include electric heating, double glazing throughout, and externally, allocated parking for added convenience.

An excellent opportunity in a sought-after residential setting, early viewing is highly recommended. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

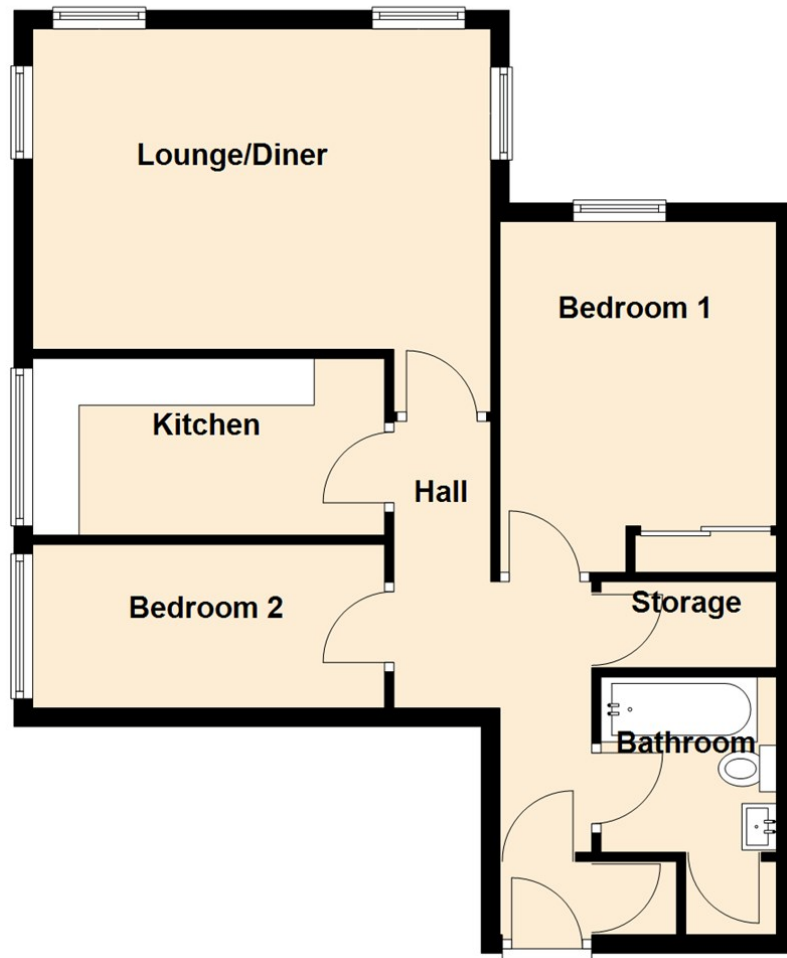
#### Tenure:

The agent understands the property to be leasehold; however, this should be confirmed with a licensed legal representative.

Council Tax Band: A



## First Floor



Lounge 15'6" x 13'3" (4.74 x 4.06)

Kitchen 12'5" x 6'0" (3.79 x 1.83)

Bedroom One 12'5" x 9'9" (3.79 x 2.98)

Bedroom Two 12'5" x 5'9" (3.79 x 1.77)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 84        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## The difference between house and home

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