

# STUART EDWARDS



## Maplebeck Close

, Sunderland SR3 2QU

- FIRST FLOOR FLAT
- UNFURNISHED
- LOUNGE
- BATHROOM WITH SHOWER
- EASY ACCESS TO A19 & A690
- AVAILABLE IMMEDIATELY
- 2 BEDROOMS
- KITCHEN WITH SOME APPLIANCES
- ALLOCATED PARKING
- SORRY NO PETS & NO SMOKERS

**£570 Per Month**

**Council Tax Band: C**  
**EPC Rating:**

**FULL DESCRIPTION**

First floor flat available immediately on an unfurnished basis.

Accessed via a UPVC front entrance door, with stairs leading to the first floor flat. Internally the living accommodation comprises, lounge, fitted kitchen with some appliances, 2 bedrooms with storage and bathroom. Externally there is allocated parking.

With electric heating and UPVC double glazing.

The property provides easy access to Doxford Business Park and is in close proximity to both the A19, A690, well regarded local schools for all ages and a wide range of local amenities.

Viewings are recommended.

**ENTRANCE**

**ENTRANCE**

**LOUNGE**

11'5" x 15'1"

Laminate flooring, electric radiator and coved ceiling.

**KITCHEN**

8'8" x 6'8"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Electric cooker with extractor hood above, under counter fridge and freezer. Tiled splashbacks..

**BEDROOM 1**

12'10" x 10'10"

Electric radiator, a range of fitted wardrobes and coved ceiling.

**BEDROOM 2**

9'5" x 8'8"

Electric radiator, two storage cupboards, laminate flooring, coved ceiling and lock access.

**BATHROOM**

6'8" x 5'6"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with overhead shower, tiled walls and extractor fan.

**ALLOCATED PARKING**

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

**PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.



1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.