









**REDUCED FOR 2025 MOVE INS.** An attractive two bedroom first floor apartment within this small, modern, purpose built development in Ashbrooke. Internally the private accommodation includes a hall, attractive lounge, contemporary kitchen, two bedrooms and a modern bathroom. Features of the apartment include an allocated parking space, double glazed windows, gas central heating to radiators, intercom door entry system and use of a pleasant communal garden. The apartment is in a popular location and is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Available NOW - Viewing essential!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hallway

Staircase to upper floors.

## First Floor Apartment

### Entrance Hall

Radiator, storage cupboard and access to loft.

### Living Room 15'2" x 10'11" plus bow

UPVC double glazed bow window to front, radiator and electric fireplace with feature surround.

### Kitchen 12'3" x 7'3"

Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, newly installed integrated double oven and hob with extractor, UPVC double glazed window, wall mounted Ideal combi boiler, radiator. Door to the courtyard.

### Bedroom 1 14'7" x 6'8"

UPVC double glazed window and radiator.

### Bedroom 2 10'10" x 10'0"

UPVC double glazed window and radiator.

### Bathroom

Low level WC, washbasin and panel bath with shower over and glass screen, part tiled walls and extractor fan.

### Outside

Communal grounds to the rear with parking bay.

### Council Tax Band

The Council Tax Band is Band B.

### Lettings Important Info.

We endeavour 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.

### Fawcett Street Viewings

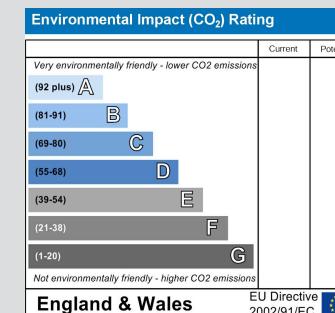
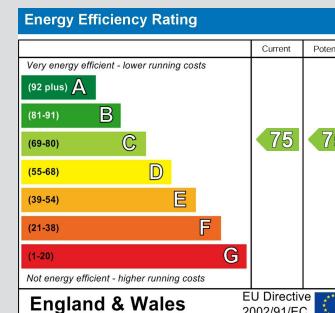
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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