









We are pleased to offer to the rental market this one bedroomed first floor apartment situate off Chester Road in the ever popular area of Sunderland. Being situated close to shops, schools and University with easy access to the City centre this property is available end of November 2026 and is offered on an unfurnished basis. Comprising fitted kitchen, family bathroom, spacious bedroom and a lounge/diner along with allocated off street parking. Benefiting from alarm system, double glazed windows and electric heating. Viewing is strongly advised to fully appreciate and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC door to

Entrance Hall

Stairs to

First Floor landing

Lounge/Diner 16'7" x 9'6"



Electric radiator, open to

Kitchen 9'6" x 4'6"

Tile flooring, comprising fitted wall base and drawers units with complimenting work surfaces incorporating electric hob with extractor hood, electric oven below, plumbing for washing machine, space for fridge freezer, tiled splashbacks

Bedroom 1 12'0" x 9'10"



Built in storage cupboard.

Inner Hall

Built in storage cupboard housing water tank.

Bathroom



Comprising low level WC pedestal washbasin and panelled bath with electric shower over, tiled splashbacks.

Outside

Allocated parking space.

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.

MAIN ROOMS AND DIMENSIONS

Lettings Viewing Appointment

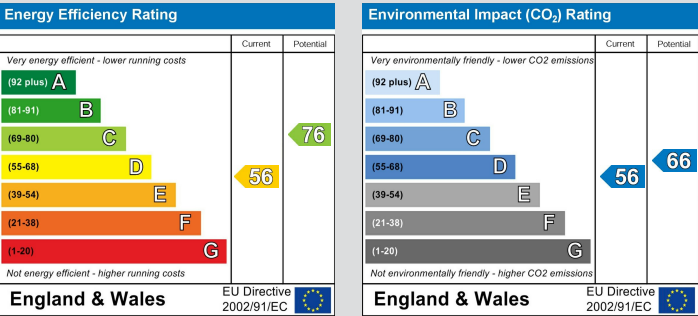
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Office Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



Visit www.peterheron.co.uk or call **01915106114**