

This beautifully presented one bedroom ground floor apartment has been finished to a high standard throughout and is offered for let on an unfurnished basis. The accommodation comprises communal entrance hall with telephone entry system, entrance hall, open plan kitchen and living room, bathroom and bedroom all benefiting from UPVC double glazing and gas central heating. Externally there is allocated parking to the front. The property is situated just a stones throw away from the shops and cafés on Sea Road and boasts excellent transport links to Sunderland city centre and wider road networks. Not to be missed! EPC - Rating B. Available Mid June 2026.

MAIN ROOMS AND DIMENSIONS

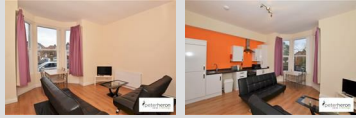
Communal Entrance

With secure telephone entry system.

Entrance Hall

With built in storage cupboard.

Kitchen/Living Room 14'6" (into bay) x 16'1"



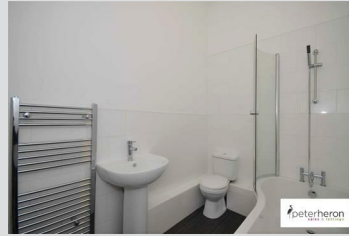
Fitted with a range of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan. Integrated fridge freezer, wall mounted gas central heating combination boiler, space and plumbing for automatic washing machine, UPVC double glazed window to the front, radiator and laminate flooring.

Bedroom 15'9" x 15'2" (Into the bay window)



UPVC double glazed bay window to the rear and radiator.

Bathroom 8'5" x 5'8"



With bath and shower over, WC, wash hand basin, part wall tiling, ladder radiator and extractor fan.

Externally

There is allocated parking.

Council Tax

The Council Tax Band is Band B

Important Notice

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 advisors 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.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Viewing

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm

Ombudsman

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS