









WAITING LIST FULL - NO MORE VIEWING REQUESTS.

Available June 2021 on an unfurnished basis, this spacious first floor apartment offers an excellent opportunity to young professionals who wish to enjoy the benefits of living in a conservation area yet wish to be close to the City Centre. Set within the heart of Ashbrooke, this lovely property features a large living room, fitted kitchen, large double bedroom and bathroom. Features of note include part double glazing and gas central heating. Externally there is a shared yard to rear with single gate. Walking distance from local shops, bars and cafés, the property is also convenient for an excellent range of parks and is roughly a ten minute walk from the centre of the City. Internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Accessed via phone entry system

First Floor Landing

Door to Apartment.

Reception Hall

Meter cupboard, door to

Living Room 13'6" x 16'10"



Coved cornicing to ceiling, UPVC double glazed window to rear, single radiator, fitted floating shelving to walls, single glazed sliding sash window to front, double radiator, oak coloured laminate flooring.

Kitchen 6'10" x 13'0"



Extensive range of base and eye level units incorporating granite coloured working surfaces, worktop lighting, tiled splashbacks, single drainer stainless steel sink unit plus mixer taps, fitted shelving, glass fronted display cabinets, wall cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, electric hob with brushed steel splashback with overhead extractor hood, built under electric oven, plumbing for automatic washing machine, space for fridge freezer, additional built in cupboard with built in shelving and storage for bin, radiator, sliding sash single glazed window to front.

Bedroom 1 13'4" x 15'1"



Single glazed bay window with sliding sash windows, coved cornicing to ceiling, oak coloured laminate flooring, fitted floating wall shelves, radiator.

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

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, wall mounted washbasin and bath with overhead electric shower and glass screen - white suite with part tiled walls, tiled floor, chrome heated towel rail, sliding sash single glazed window, extractor unit.

Outside

Shared yard to rear with single gate.

Important Notice

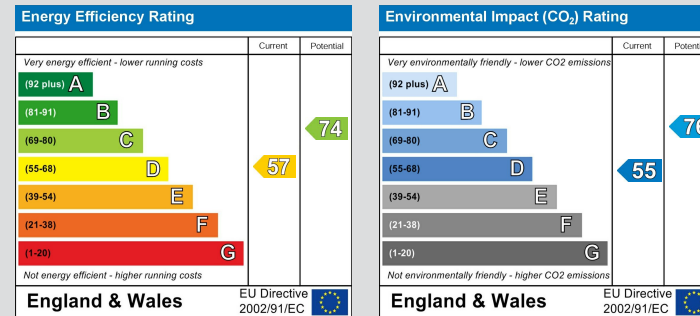
We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes 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.

Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm



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