

Outstanding duplex apartment within this impressive, recently completed conversion building, known as St. Cuthberts Hall on Mowbray Road, available now on an unfurnished basis. Internally the stylish private accommodation includes a hall and a fabulous open plan lounge and contemporary kitchen with integrated appliances on the ground floor whilst to the lower ground floor there are two bedrooms and a luxury bathroom/wc. Features of the property include electric heating, a telephone security entry system, beautiful landscaped grounds and resident's car park accessed via an electrically operated security gate. This excellent location provides convenient access to Sunderland City Centre as well as offering excellent transport connections via road and the Metro system to wider parts of the region. Available end of July.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door into

Impressive Communal Hall



Private Accommodation

Access via entrance door to

Entrance Lobby

Inner door to

Hallway



Electric wall mounted heater, staircase leading down to lower floor.

Open Plan Lounge/Kitchen 13'3" x 14'0" plus 10'4" x 9'1"



Sash windows to side and rear, two electric wall mounted heaters.

MAIN ROOMS AND DIMENSIONS

Kitchen Area



Fitted with contemporary wall and base units with wood work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven, hob with extractor over, fridge freezer, dishwasher and washing machine.

Lower Floor Hall

Electric wall mounted heater, built in cupboard and walk in cupboard which provides storage space and also houses the boiler.

Bedroom 1 17'0" narrowing to 10'11" x 9'4"



Two windows and electric wall mounted heater.

Bedroom 2 8'0" x 10'11"



Two windows and electric wall mounted heater.

Bathroom



Fitted with contemporary suite comprising of a low level WC, pedestal washbasin and p shaped bath with mains shower over, attractive tiled walls and floor, chrome electric heated towel rail and extractor fan.

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MAIN ROOMS AND DIMENSIONS

Outside



Delightful well maintained communal grounds and residents parking facilities access via security entrance gate.

Lettings Important Notice

We endeavor 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.

Lettings Viewing

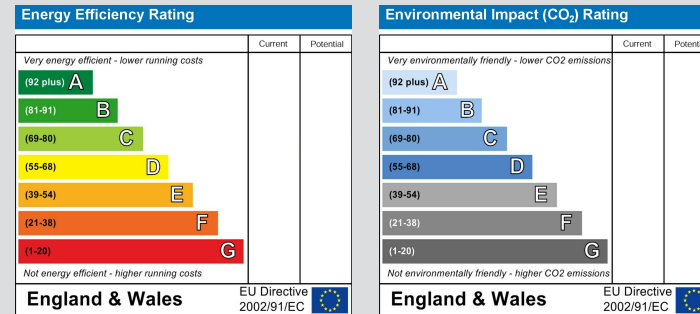
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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.



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