



**SEALPROPERTIES**  
RENTAL MARKET SPECIALISTS

**18 Balmoral Terrace  
Grangetown Sunderland  
SR2 9QG**



**2 Bedroom Upper Flat**

Beds : 2

Bath : 1

Gas CH : Yes



0191 580 5900



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## Contact Us

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## Disclaimer

**Whilst every effort is made to ensure the contents of this brochure are accurate and true, the particulars are set out as a general outline for guidance purposes only and do not constitute any part of an offer or contract. Interested Parties should not rely on them as statements of representation of fact, but instead must satisfy themselves by inspection or otherwise as to their accuracy.**

**A Holding Fee equivalent to one week's rent is payable. Please contact the office for more details.**

**Energy Performance Certificate (EPC) information is available upon request. Please contact the office.**

# Gallery

## Description

**SEAL Properties are delighted to welcome to the rental market this 2 bedroom upper flat in Grangetown. The property briefly comprises of 2 bedrooms, living room, kitchen and bathroom with access to a shared yard. The property is close to local amenities.**

## Specification

### **Entrance**

**Entrance leading to stairs to first floor landing**

### **Living Room**

**The lounge is a generous sized room with neutral decor and laminate flooring.**

### **Kitchen**

**The kitchen is a compact space which includes built in oven, hob and extractor fan. Neutral decor with vinyl flooring.**

### **Bathroom**

**3 piece bathroom suite with over shower over the bath. Neutral decor with vinyl flooring.**

### **Bedroom One**

**The master bedroom is a good sized double bedroom with neutral decor and laminate flooring.**

### **Bedroom Two**

**Bedroom two is a good sized single bedroom with neutral decor and carpet**

### **OUTSIDE**

#### **Rear**

**Shared yard to the rear**