



**Peter Heron**  
Residential Sales & Lettings



FLORIAN MEWS, NOOKSIDE, SUNDERLAND

£92,000













This stunning two bedroomed ground floor apartment is one of the best examples of its type and is a credit to its current owners. Boasting a superb newly fitted contemporary kitchen and bathroom. Situated in this popular development in Nookside. The property would prove ideal for first time buyers, couples and those who prefer stair free living. Internally the accommodation comprises:- Communal entrance hall, apartment entrance, reception hall, with laminate flooring. Two good sized built-in storage cupboards. Living room with feature fireplace, glazed double doors leading through to a kitchen/dining room with integrated appliances. There are two double bedrooms, a family bathroom and the master bedroom has en-suite facilities and communal garden. Externally there is allocated parking facilities. Perfectly located close to many excellent amenities and only a short drive front Sunderland City Centre, with easy access to the A19, Doxford International Business Park, and Nissan. Immediate internal inspection is highly recommended.



# MAIN ROOMS AND DIMENSIONS

**Entrance**  
Communal entrance hall.

**Apartment Entrance**  
Reception hallway with laminate flooring, two built-in storage cupboards.



**Living Room 14'2" X 10'3" (4.32m X 3.12m)**  
UPVC window to front, feature fireplace with electric pebble effect fire, single radiator. Glazed double doors through to Dining room/Kitchen.



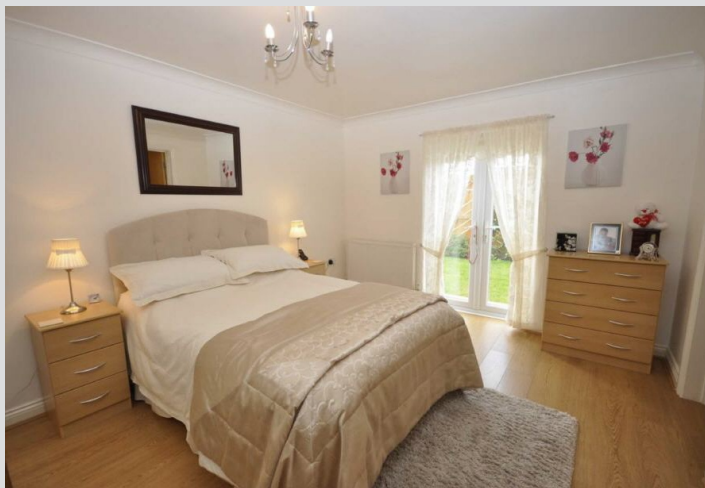
**Kitchen/Dining Room 14'10" X 11'0" (4.52m X 3.35m)**  
Contemporary fitted kitchen floor and wall units with co-ordinating worktops, built-in gas hob/oven, stainless steel extractor fan, single radiator, plumbing for automatic washing machine/dryer. Stainless steel sink unit/mixer tap, integrated fridge/freezer, UPVC window to front.



**Master Bedroom 13'7" X 11'0" (4.14m X 3.35m)**  
UPVC window to rear, single radiator, built in sliding wardrobes.







#### **En-Suite**

Low level WC, pedestal basin, shower cubicle, heated chrome towel rail, UPVC window to rear, UPVC wall panelling.



#### **Bedroom 2 11'7" X 9'0" (3.53m X 2.74m)**

UPVC window to rear, single radiator.



#### **Bathroom**

WC< wash hand basin, free standing bath and tiled floor.



#### **Externally**

Allocated parking and communal garden.

#### **Important Notice**

Items described in these particulars are included in the sale, all other items are specifically excluded. We

are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Tenure

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewing

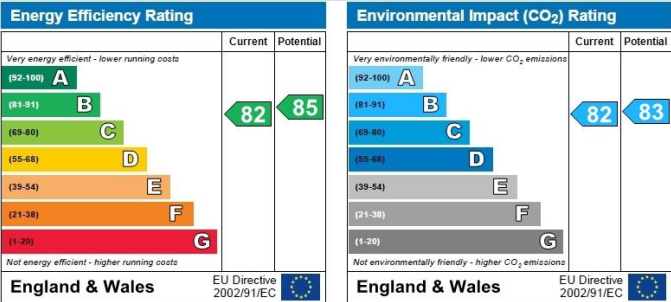
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

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



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