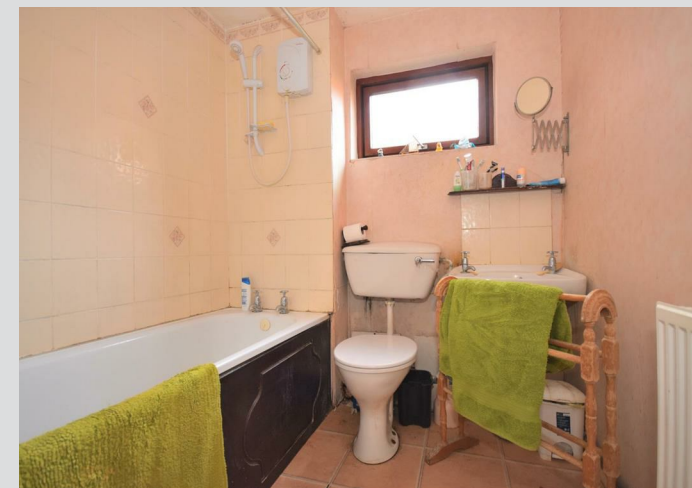










A spacious one bedroom ground floor apartment, situated within this pleasant area of Ashbrooke. The apartment is accessed via its own private entrance where there is a hall with useful built in storage cupboards. There is an open plan lounge, breakfasting area and kitchen, a bathroom and a double bedroom. The property benefits from gas central heating to radiators. This popular and sought-after location, offers convenient access to local amenities and shops as well as providing excellent links to Sunderland City Centre, surrounding areas and major road connections.

MAIN ROOMS AND DIMENSIONS

Private Entrance

Hallway

Central heating radiator, built in storage cupboard and further built in walk in storage cupboard providing storage space and housing the central heating boiler.

Open Plan Lounge 12'7" x 9'7"

Double glazed window to front, central heating area, built in storage cupboard, opening through to

Breakfasting Kitchen 14'7" x 6'9"

Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, double glazed windows to rear, built in cupboard.

Bedroom 1 18'4" max including fitted robes x 8'8"

Double glazed window to front, central heating radiator and fitted sliding door wardrobes.

Bathroom

WC, pedestal washbasin and panel bath with electric shower over, central heating radiator and single glazed window.

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. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. 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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Tenure Leasehold

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.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland

City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Sales Viewing Arrangements

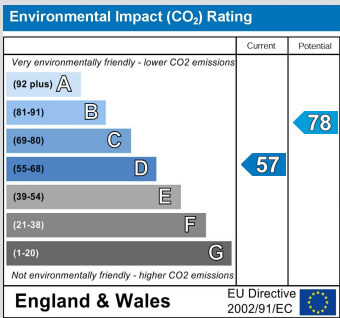
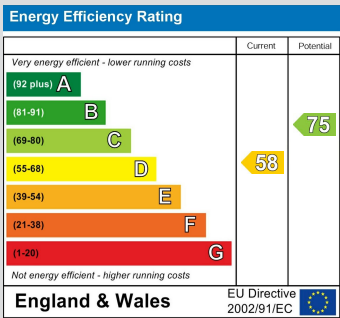
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

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

Ombudsman

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



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

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