









A very well presented, two bedroom, top floor apartment, situated within this popular residential area. The private accommodation includes a hall, an attractive L-Shaped lounge / diner, superb modern kitchen, two bedrooms and a contemporary shower room. Benefits of the property include an allocated parking space, security entry system and communal gardens. Conveniently located for easy access to local amenities, shopping facilities and transport connections to surrounding areas and major road connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a security entrance door.

Communal Hallway

With staircase leading to the upper floors.

Second Floor Apartment

Entrance Hallway

Accessed via an entrance door, there are two built in cupboards (one houses the water heater) and loft access.

Lounge / Diner 13'8" x 9'6" plus 8'2" x 6'2" (I-shaped room)



A spacious L-shaped room with two UPVC double glazed windows to front, an electric wall mounted heater and an archway leading through to the kitchen.

Kitchen 7'11" x 7'2"



The kitchen is fitted with modern white gloss wall and base units with worksurfaces over, incorporating a one and an half bowl sink and drainer unit. There is an integrated electric oven and hob, tiled splash backs and space has been provided for the inclusion of a washing machine and a fridge freezer.

Bedroom 1 10'11" x 9'10" maximum including fitted wardrobes



UPVC double glazed window to rear, fitted mirror fronted sliding wardrobes and electric wall mounted heater.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'10" x 6'5"



Double glazed window to rear and electric wall mounted heater.

Shower Room



An impressive, contemporary suite with a low level WC,

washbasin and walk in double shower enclosure with electric shower, heated towel rail.

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.

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.

Fawcett Street Viewings

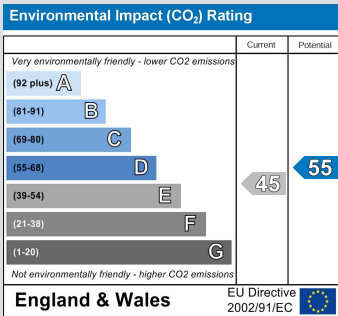
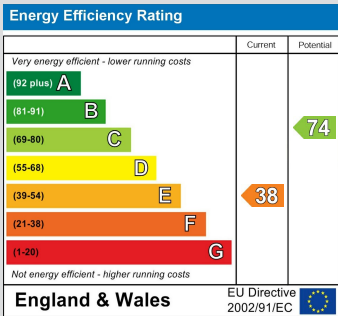
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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