















This deceptively spacious one bedroomed ground floor apartment is available now on an unfurnished basis. The accommodation comprises communal entrance hall with secure entry system, entrance hall, lounge, bedroom, dining kitchen and bathroom all benefiting from double glazing partial electric storage heating. Externally there is allocated car parking. Situated in the popular St Peters development, is ideally located for all amenities, has excellent transport links to Sunderland City Centre and local road networks.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hall

Secure entry system. Timber/glazed door to

## Entrance Hall

Electric storage heater and laminate flooring.

## Bedroom 1 12'5" x 9'5"



UPVC double glazed window.

## Lounge 12'6" x 12'5"



UPVC double glazed window, electric fire with feature surround, built in storage cupboard.

## Dining Kitchen 15'7" x 9'4"



Fitted with wall and base units, worktops, inset sink, tiled splashbacks, two UPVC double glazed windows to front, tiled floor.

## Bathroom 6'2" x 5'9"



WC, washbasin and bath UPVC double glazed window and tiled floor.

## Outside

Allocated parking.

## Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Ombudsman let

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

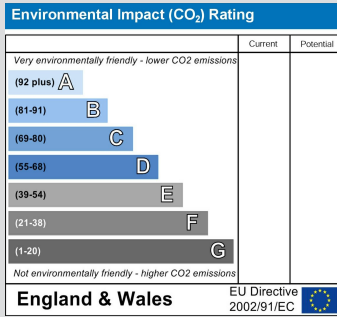
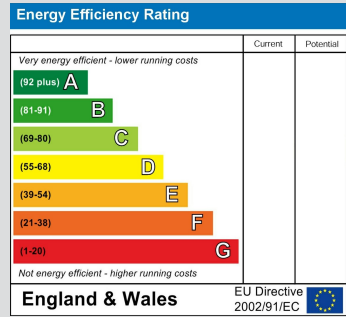
## Opening Hours let

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS



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