

VIRTUAL VIEWING AVAILABLE - BOOKS YOURS NOW!! We welcome to the market this superb two bedroomed unfurnished first floor apartment situated in this well established area, close to an excellent range of local amenities including the Park Lane Interchange and Metro, the University and the City Centre is within walking distance. The property comprises 12ft lounge with feature fireplace, Two good sized bedrooms into contemporary kitchen with built-in utility cupboard and a bathroom. Rear courtyard with electric roller shutter door providing off street parking. Available now. EPC Rating E.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Glazed entrance door. Stairs to first floor landing.

## First Floor Landing

### Lounge 12'7" x 11'2"



Two original sash windows to front and side, feature fireplace with electric coal effect fire, two double radiators, ceiling rose, coving.

## Lobby

Built-in utility cupboard plumbing for automatic washing machine and dryer.

### Kitchen 14'8" x 6'6"



Tiled splashbacks, contemporary white hi-gloss units, and co-ordinating worktops, stainless steel sink unit, built-in gas hob/oven, extractor fan. Sash window to side, double radiator.

## Bathroom



Comprising low level WC, washbasin and bath - white suite, built in cupboard, fitted mirror, UPVC double glazed window

### Bedroom 2 11'9" x 8'0" (front)



Sash window to front, double radiator.

## Stairs to Second Floor

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

## Master Bedroom 11'0" x 9'8"



Sash window, double radiator.

### Outside

Rear courtyard with electric roller shutter door providing secure off street parking.

### Important Notice

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Lettings Viewing Arrangements

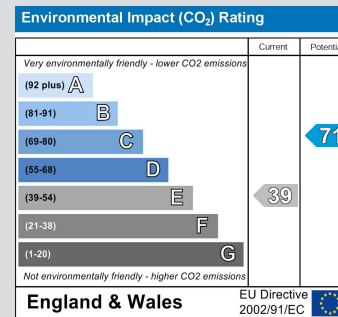
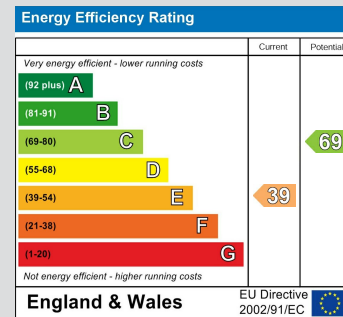
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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.



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