



 peterheron
sales & lettings

 peter
sales

Rutland Street, Millfield, Sunderland

£525 PCM







Nestled in the heart of Millfield, this one-bedroom apartment on Rutland Street offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property internally comprises an open plan lounge and kitchen area, utility room, bathroom, bedroom and a courtyard to the rear.

This apartment is situated in a convenient location, providing easy access to local amenities, transport links, and the vibrant community of Sunderland. Immediate internal inspection is a must to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via UPVC door with stairs to the first floor.

First Floor Landing

Landing with storage cupboard, radiator and doors to

Open Plan Lounge and Kitchen 18'0" x 16'5" max dimensions



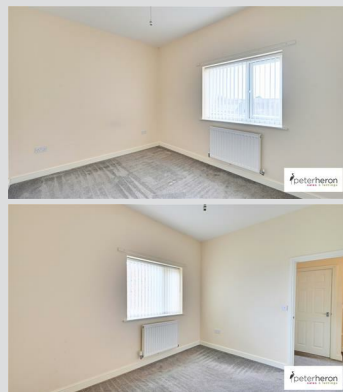
Range of modern wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood. Space for fridge freezer. 2x double glazed windows to the front, double radiator and a storage cupboard.

Utility 6'7" x 5'9"



Wall unit and counter top providing space for a washing machine and a tumble dryer. Radiator and UPVC door to the rear.

Bedroom 1 12'2" x 9'7"



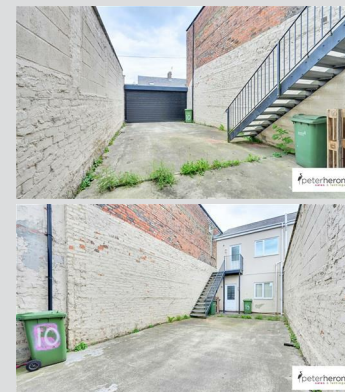
Double glazed window to the rear and a radiator.

Bathroom



Low level WC, wash hand basin, bath with overhead shower and a radiator.

Outside



Low maintenance courtyard with roller shutter.

Lettings Important Notice

We endeavor 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 advisers 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.

Council TaxBand

The Council Tax is Band A.

Letting Viewings

To arrange an appointment to view this property please complete an online viewing request and await a response.

Visit 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

Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Moving in Costs

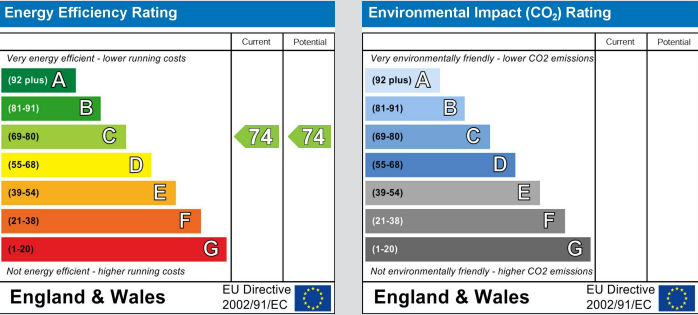
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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