













Available Now on a unfurnished basis, this one bedroomed first floor flat offers a comfortable living space perfect for professional single person/couples. Featuring a living room, kitchen, bedroom and bathroom, the property benefits from UPVC double glazing and Newly painted throughout. Located just off Chester Road within easy reach of an excellent range of amenities including local shops, Sunderland Royal Hospital, the University and Metro Station. The property is also within easy reach of Sunderland City Centre and A19, viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Timber feature door to

## Entrance Lobby

Stairs up to

## First Floor Landing

## Living Room 9'7" x 15'2"



UPVC double glazed window to front, wall mounted electric panel heater, open plan to

## Kitchen 5'6" x 9'7"



Wall and floor cupboards, granite coloured working surfaces, single drainer sink unit, electric cooker, space for washing machine, tiled splashbacks, UPVC double glazed window.

## Inner Lobby

Airing Cupboard

## Bedroom 1 11'0" x 12'0"



Bulk head cupboard, UPVC double glazed window to rear, bulk head cupboard, wall mounted electric panel heater.

## Bathroom



Low level WC, washbasin and bath - white suite with tiled splashbacks, vinyl flooring, UPVC double glazed window.

## Outside

Allocated parking space.

## Lettings Important Info.

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 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.

## 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)

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

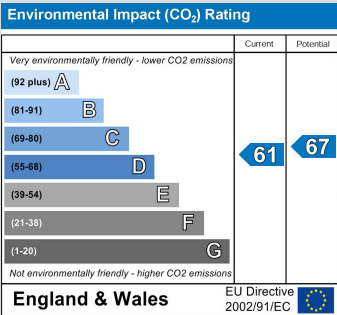
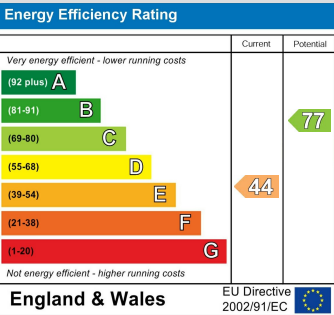
# MAIN ROOMS AND DIMENSIONS

## 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

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