









This upgraded and modernised two bedroom first floor flat, occupies an attractive position within this popular area of Moorside. Internally the immaculately presented accommodation is accessed via its own private entrance into a lobby with staircase to the first floor. There is a hall, lounge, two bedrooms, a superb fitted kitchen and a modern bathroom/wc. The property benefits from gas central heating to radiators, double glazing, garden to the front and a single garage in a nearby block. This location is ideal a range of amenities, shops, Doxford Park and excellent transport connections including the A19. Available from 09/03/2026.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite front door into entryway with radiator and stairs to first floor flat.

## Entrance Hall

With wooden glass panelled double doors to lounge and wooden doors to the two bedrooms and bathroom.

## Lounge 15'0" x 11'3"

Spacious lounge with a large double glazed window to the front elevation, built in alcove shelving, a double radiator, wooden ceiling beams and a glass panelled wooden door leading to the kitchen.

## Kitchen 8'9" x 6'7"

Featuring a range of modern wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer, integrated appliances include and electric oven and hob with overhead extractor, fridge freezer and dishwasher, space and plumbing for washing machine, a radiator, part tiled walls and double glazed window to the front.

## Bedroom 1 12'1" x 10'10"

Spacious bedroom with built in furniture, a double radiator and a double glazed window to the front elevation.

## Bedroom 2 9'7" x 8'9"

Good sized bedroom with built in storage cupboards, a double radiator and a double glazed window to the rear.

## Bathroom

Fully tiled bathroom with a modern bath and overhead waterfall shower, low level wc, hand wash basin, chrome heated ladder style radiator and double glazed frosted window to the rear.

## Outside

Garden to the front and a single garage in a near by block.

## Council Tax Band

The Council Tax Band is Band A.

## 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.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

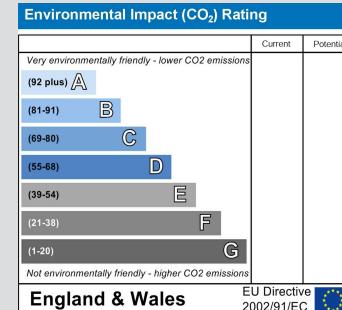
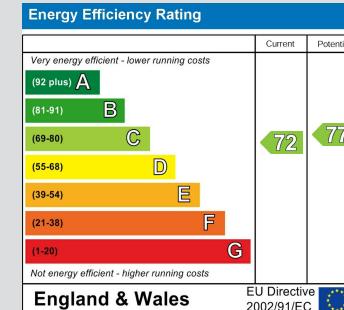
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



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

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