Gray Road, Ashbrooke, Sunderland

£600 PCM

A superbly presented second floor apartment, featuring a modern breakfasting kitchen, en-suite shower room and allocated parking space. Internally the private accommodation includes a hall, attractive lounge, breakfasting kitchen, master bedroom with en-suite shower room/wc, a second well-proportioned bedroom and a bathroom/wc. Benefits include security entry system, gas central heating to radiators, double glazed windows, allocated parking space as well as additional visitors parking facilities. This convenient location provides excellent access to local amenities, Sunderland City Centre and offers excellent transport connections. Available November 2026.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Access via security entrance door into

Communal Hall
Staircase leads to upper floors.

Second Floor - Private Accommodation

Entrance Hall
Central heating radiator and built in cupboard.

Lounge/Diner 16'9" x 10'9"
Double glazed window to front and central heating radiator.

Breakfasting Kitchen 12'11" x 8'7"
Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and hob with extractor chimney over, double glazed window to rear, central heating radiator and central heating boiler is concealed behind matching fronted unit. Space provided for a small breakfast table and chairs.

Master Bedroom 10'7" x 10'0"
Double glazed window to front and central heating radiator.

En-Suite
Low level WC, pedestal washbasin and step in shower cubicle with mains shower, central heating radiator, double glazed window and part tiled walls.

Bedroom 2 10'1" x 8'3"
Double glazed window to rear and central heating radiator.

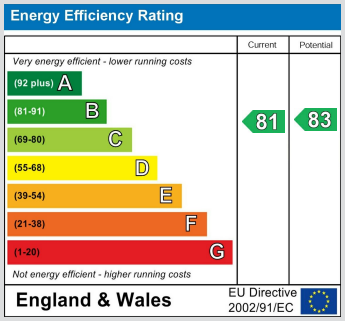
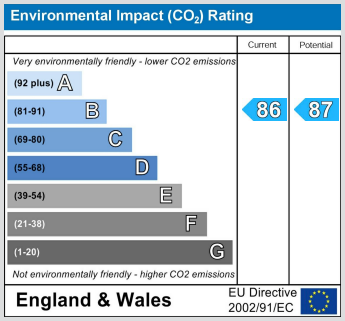
Bathroom
Low level WC, pedestal washbasin and panel bath with shower attachment over, part tiled walls and central heating radiator.

Outside
Allocated parking space as well the use of additional parking bays.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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 Appointment
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.