









Now available to let on an unfurnished basis, this beautifully maintained one-bedroom apartment offers a superb blend of comfort, natural light, and practicality—ideal for individuals seeking a peaceful yet well-connected home. The accommodation features a spacious and light-filled living room, a well-appointed kitchen, a generously sized double bedroom, and a modern three-piece bathroom. The apartment is thoughtfully laid out to maximise space and natural light throughout. Residents also benefit from attractive, well-kept communal gardens and convenient on-site parking facilities, enhancing both lifestyle and ease of living. Positioned within easy walking distance of Sunderland City Centre and a wide range of local amenities, the property is also just moments from the scenic surroundings of Backhouse Park, offering a perfect balance between urban convenience and access to green open space. Early internal inspection is strongly recommended to fully appreciate the quality and setting of this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground floor

Access via communal entrance door with stairs to first floor and wooden door to accommodation.

Entrance Hall



Electric heater, spacious storage cupboard and doors to

Lounge 17'4" x 10'7"



With 2 x double glazed windows to side and rear elevations, electric heater and door to the kitchen.

Kitchen 9'6" x 7'7"



With a range of wall and base units with countertops over incorporating an oven, electric hob and cooker hood. Space provided for low level fridge and freezer and a washing machine. Electric heater, storage cupboard and double glazed window rear.

Bedroom 1 11'4" x 10'9"



Double glazed window to front and electric heater.

Bathroom



Bath with shower over, low level WC, hand wash basin set into vanity unit and electric heater.

Outside



Allocated parking and communal gardens

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

MAIN ROOMS AND DIMENSIONS

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 Tax

The Council Tax Band is Band A.

Movein Costs

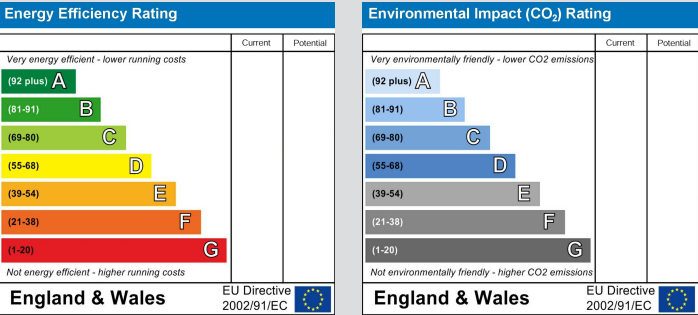
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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

Opening Times

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



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