

peterheron
sales & lettings

Cleveland Road, High Barnes, Sunderland

£650 PCM







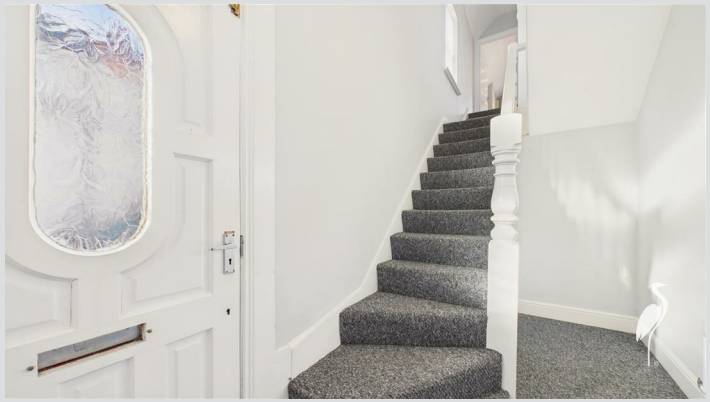




A spacious and impressive two bedroom first floor flat, occupying a superb position on Cleveland Road, on the corner of Colchester Terrace. The accommodation is accessed via its own private entrance at ground floor level into an entrance hall with staircase to the first floor. There is a lounge, a generous kitchen / diner, two excellent bedrooms, a modern bathroom and a separate wc. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. Available immediately on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

Ground Floor



Access via own private entrance door. Radiator and staircase to first floor.

First Floor Apartment

Spacious Landing



Radiator.

Lounge 13'7" x 11'10"



Two double glazed windows to front and radiator.

Kitchen 13'7" x 9'6"





Fitted wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed window to rear and radiator. Gas combination boiler concealed in tall cupboard.

Bedroom 1 13'9" x 13'1"



Double glazed window to rear and radiator.

Bedroom 2 13'5" x 6'9"



Double glazed window to side and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Two piece modern suite with pedestal washbasin and panel bath with shower attachment over, chrome electric heated towel rail, tiled floor and part tiled walls.

Separate WC



Fitted WC and double glazed window.

Important Notice - Rear Courtyard
We have been advised by our client there is access to the courtyard permitted for maintenance purposes and bin storage.

Council Tax Band
The Council Tax Band is Band A.

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

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.

Lettings Viewing
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.

