



**The Elms, Ashbrooke, Sunderland**

**£825 PCM**













A beautifully presented three bedroom, first floor flat, providing spacious and impressive accommodation within this conversion building on this private road. Internally the immaculately presented private accommodation includes an entrance lobby, hall, lounge, a modern fitted kitchen, three bedrooms (one could be utilised as an additional reception room, if required) and there is a contemporary bathroom/wc. The property benefits from gas central heating to radiators, wonderful, mature communal gardens to the front and a shared yard to the rear with remote control roller shutter door providing off street parking. The ideal situation of the property affords convenient access to an extensive range of local amenities and Sunderland City Centre as well as providing excellent transport links to surrounding areas. Available NOW.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door, there is a staircase to the upper floors.

## Private Accommodation

Access via entrance door to

## Entrance Lobby

There is an inner door leading through to the hall.

## Hall

Attractive hall with a built in cupboard and doors leading off to the lounge, three bedrooms and bathroom.

## Lounge 15'3" x 10'5"

With a timber framed double glazed sash window to the rear, tall feature radiator, built in cupboard and access with stairs leading down to the kitchen.

## Kitchen 7'10" not inc staircase area x 5'6"

Kitchen is fitted with a range of modern units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space has been provided for the inclusion of a fridge and a washing machine, there is a double glazed window to both the side and rear and a radiator.

## Bathroom

spacious bathroom with a contemporary suite comprising of a low level WC, wash hand basin set into vanity unit and panel bath with electric shower over, there is a single glazed window, tiled floor, radiator and a useful walk in cupboard.

## Bedroom 1 20'2" x 8'9"

With timber framed double glazed sash window to the front providing delightful views over the communal gardens and there is a radiator.

## Bedroom 2 25'5" x 7'11"

There is a timber framed double glazed sash window to the front provided superb views over the communal garden, there is a radiator and a built in wardrobe.

## Bedroom 3 16'8" x 7'2"

Timber framed double glazed sash window to the front with superb views over communal gardens and there is a radiator.

## Outside

There is a shared yard to the rear of the property with a remote control roller shutter access door providing off street parking if required, residence also have the enjoyment of the delightful mature communal gardens with lawned areas and mature plants, shrubs and trees.

## 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

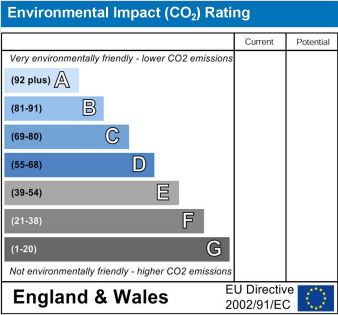
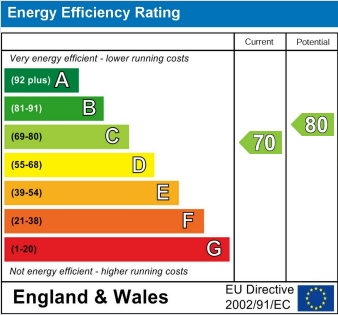
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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