









An imposing three bedroom apartment occupying the first and second floor of this period Town house, retaining a wealth of character and wonderful period features. The internal accommodation is accessed via communal entrance hallway with stairs to first floor which comprises lounge, kitchen/diner, office and shower room and three second floor bedrooms. Externally there is a communal courtyard. The property enjoys a most convenient situation close to Sunderland City Centre, excellent local amenities, shops and schools as well as providing excellent transport connections including road links and the Metro System. Available now on an unfurnished basis, early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Communal entrance door.

Communal Hallway



Stairs to apartment.

Half Landing

UPVC double glazed door to access the rear. Door to WC. Stairs continue to first floor.

Separate WC



Low level WC and washbasin set into vanity unit, double glazed window to side and electric heater.

First Floor Landing

Radiator and stairs continue to second flooring.

Lounge 14'7" x 16'0"



Single glazed window to front, radiator and feature fireplace.

Kitchen/Diner 13'8" x 16'0"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space for an oven, washing machine, tumble dryer and fridge freezer. Double glazed window to rear and radiator.

Office/Fourth Bedroom 8'1" x 11'8"



Single glazed window to front and column radiator.

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MAIN ROOMS AND DIMENSIONS

Half Landing



Radiator and door to shower room.

Shower Room



Low level WC, washbasin and waterfall shower cubicle, two heated towel rails and double glazed window to rear.

Second Floor Landing



Velux window, built in storage and access point to loft.

Bedroom 1 13'7" x 13'4"



Double glazed window and radiator.

Bedroom 2 14'2" x 12'11"



Velux window, single glazed segmental arched window and radiator.

Bedroom 3 8'0" x 9'5"



Velux window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden is access only to shared garage for 1 car, property benefits from private roof top patio

Solar Panels

The landlord has advised that the property benefits from solar panels. We are currently awaiting further information regarding the associated benefits and any related cost savings.

Council TaxBand

The Council Tax is Band B.

Moving 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.

Letting Viewings

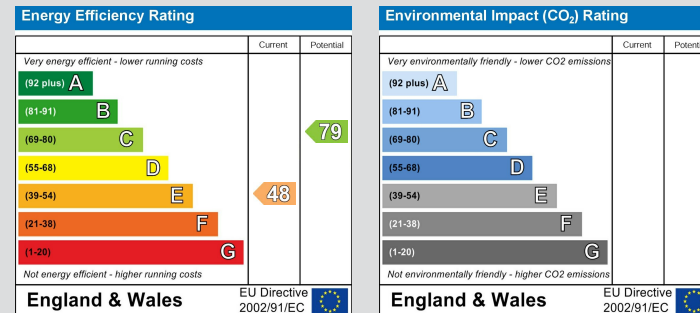
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

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

Ombudsman

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



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