









A deceptively spacious first floor flat, ideally situated in this popular and well established area of Ashbrooke. There is a communal entrance at the ground floor with security entry door with staircase leading up to the first floor. The private accommodation includes an entrance hall, generous lounge enjoying a dual aspect, fitted kitchen, a double bedroom and a bathroom/wc. This location is ideal for a range of local amenities, close to shops and schools as well as providing excellent access to Sunderland City Centre and transport connections to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door into

Communal Hallway

Staircase to first floor.

First Floor - Private Accommodation

Reception Hall

Access via entrance door, double glazed window.

Living Room 13'6" x 16'10"



Single glazed window to front and double glazed window to rear, radiator.

Kitchen 6'10" x 13'0"



Wall and base units with work surfaces over, sink and drainer unit, integrated electric oven and electric hob, space for fridge freezer, washing machine, radiator and central glazed window to front.

Bedroom 13'4" x 15'1"



Single glazed bay window to front, radiator.

Bathroom



Low level WC, washbasin and panel bath with electric shower over, single glazed window, tiled floor, chrome ladder style radiator.

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 0191 510 3323 or book viewing online at peterheron.co.uk

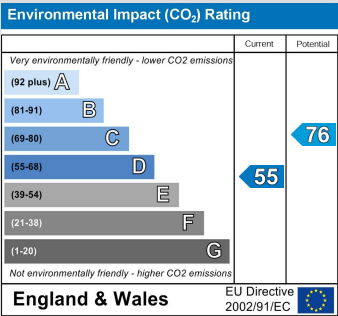
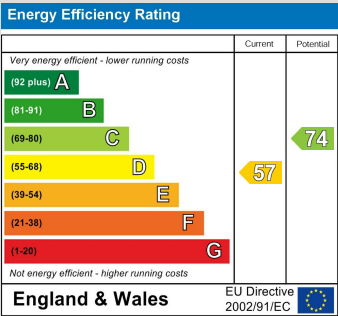
Opening Times

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 or call 0191 510 3323

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