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The Craiglands, Tunstall, Sunderland

£750 PCM


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An attractive two bedroom first floor apartment within this small, modern, purpose built development in Ashbrooke. Internally the private accommodation includes a hall, attractive lounge, contemporary kitchen, two bedrooms and a modern bathroom. Features of the apartment include an allocated parking space, double glazed windows, gas central heating to radiators, intercom door entry system and use of a pleasant communal garden. The apartment is in a popular location and is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Viewing essential!!

MAIN ROOMS AND DIMENSIONS

Communal Entrance Hallway
Staircase to upper floors.

First Floor Apartment

Entrance Hall
Radiator, storage cupboard and access to loft.

Living Room 15'2" x 10'11" plus bow





UPVC double glazed bow window to front, radiator and electric fireplace with feature surround.

Kitchen 12'3" x 7'3"




Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, newly installed integrated double oven and hob with extractor, UPVC double glazed window, wall mounted Ideal combi boiler, radiator. Door to the courtyard.

Bedroom 1 14'7" x 6'8"




UPVC double glazed window and radiator.

Bedroom 2 10'10" x 10'0"



UPVC double glazed window and radiator.

Bathroom



Low level WC, washbasin and panel bath with shower over and glass screen, part tiled walls and extractor fan.

Outside




Communal grounds to the rear with parking bay.

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

MAIN ROOMS AND DIMENSIONS

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.

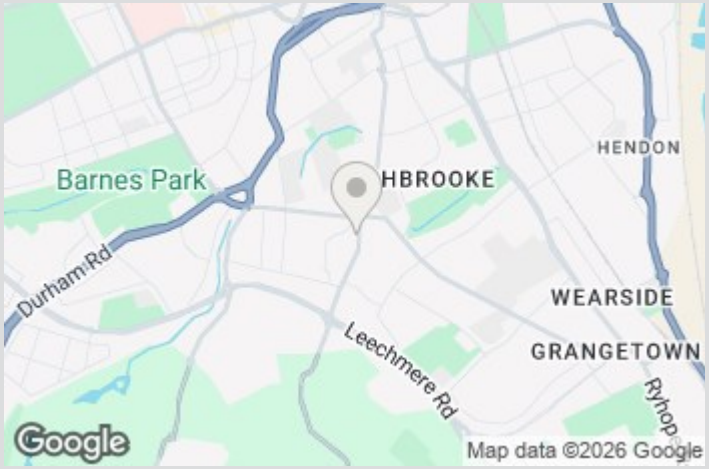
Council Tax Band
The Council Tax Band is Band B.

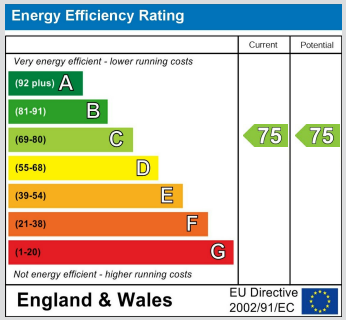
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

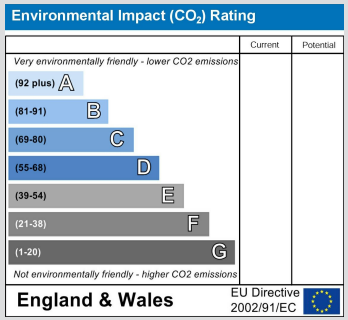
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

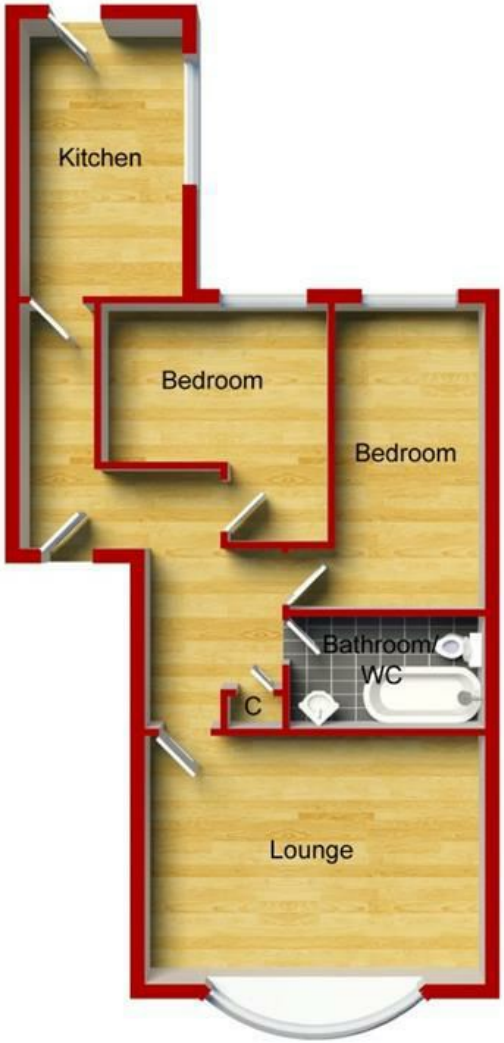
Moving Costs
Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.







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Approximate Floor Area
(54.43 sq.m)

4 Craigland Mews