



**166 Newcastle Road, Fulwell, Sunderland**

**£595 PCM**







Occupying top floor of this imposing Victorian Townhouse and commanding wonderful views to the rear across Fulwell Skylines towards the coast, this light and spacious two bedrooomed apartment with a superb kitchen and bathroom offers an excellent opportunity to those who require excellent amenities on the door step. Just a stones throw from Sea Road, the property internally features a living room with fitted kitchen including integrated appliances, two bedrooms and a bathroom and externally has an allocated parking space to the front. Benefiting from gas central heating and double glazing, the property is central to both the A19 and City Centre and is available Mid November 2023. EPC Rating - C.

# MAIN ROOMS AND DIMENSIONS

## All on Second Floor

Sis panel Composite door to

## Reception Hall

Phone entry point, single radiator, built in cloaks cupboard.

## Living Room 14'7" x 16'9"

Maximum dimensions into bay with hardwood double glazed windows to front elevation, radiator, telephone entry point, wood effect laminate flooring.

## Kitchen Area

Range of base and eye level units incorporating granite coloured working surfaces, upstands and a single drainer stainless steel sink unit, electric halogen hob with overhead extractor hood, built under electric oven, plumbing for automatic washing machine, space for fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators.

## Bedroom 1 (rear) 14'0" x 16'1"

Maximum dimensions into bay with UPVC double glazed windows to rear elevation taking in Fulwell Skyline and distant sea views, radiator, television point, LED lights to ceiling.

## Bedroom 2 (front) 13'6" x 7'3"

Hardwood double glazed window to front elevation, single radiator.

## Bathroom

Low level WC, washbasin and shower bath with overhead shower - attractive white suite, tiled walls, vinyl flooring, ceiling mounted extractor unit.

## Outside

Allocated parking to front.

## Important Notice

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 advisors 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.

## Viewing FS let

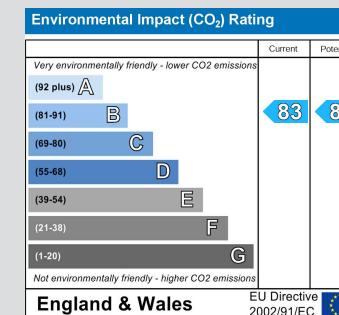
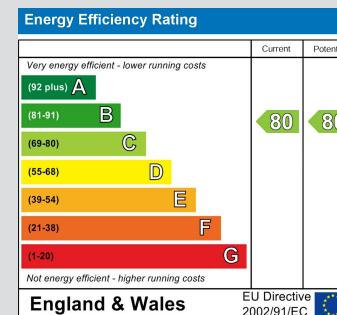
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option3.

## Opening Hours

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

## 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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