













This generously proportioned two bedroom ground floor flat boasts neatly presented accommodation and has accommodation arranged over one floor. The property features an entrance hall, living room, kitchen with integrated appliances, two bedrooms and a bathroom all with the benefit of double glazing and gas central heating. Conveniently situated in the popular residential area of Southwick and just a short walk away from shops and amenities, close to schools and boasting good transport links to Sunderland City Centre and wider road networks. Available February 2026.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

Wood effect laminate flooring, storage cupboard.

### Living Room 15'0" x 12'11"

UPVC double glazed window, wood effect laminate flooring, electric fireplace and double radiator.

### Kitchen 12'7" x 9'0"

Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor fan, double glazed window to rear, wall mounted Baxi combi boiler.

### Bedroom 1 12'7" x 10'2"

Double glazed window, fitted wardrobes and single radiator.

### Bedroom 2 15'1" x 9'3"

Double glazed window, storage cupboard and single radiator.

### Bathroom

Low level WC, washbasin and bath with overhead shower, tiled walls, extractor fan.

### Outside

GARAGE.

### Council Tax Band

The Council Tax Band is Band A.

### Lettings Viewing Arrangements

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.

### Lettings Important Info.

We endeavour to make our lettings particulars accurate and

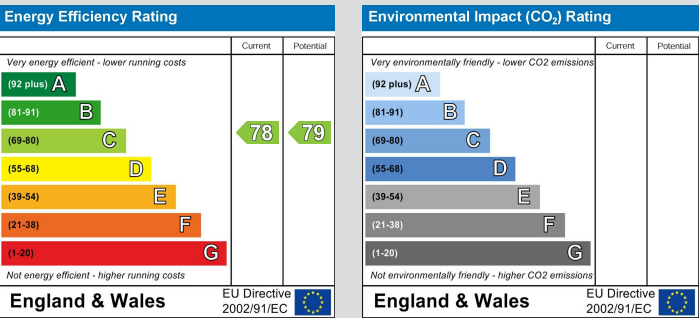
reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should 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.

### 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.



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