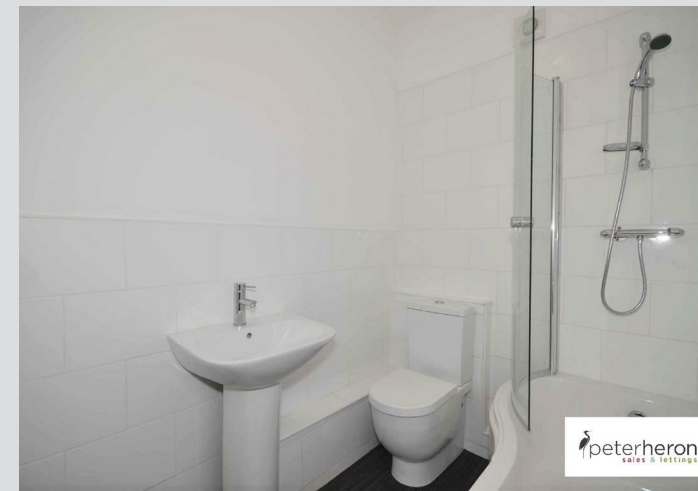










AVAILABLE NOVEMBER 2024. This one bedroom flat occupies the first floor of this imposing Victorian townhouse. The accommodation comprises communal entrance hall with secure entry system and stairs leading to the first floor, entrance hall, plan living room and kitchen, bathroom and bedroom all benefiting from UPVC double and gas central heating. Externally there is allocated parking. Externally there is allocated parking to the front. The property is situated just a stones throw away from the shops and cafés on Sea Road and boasts excellent transport links to Sunderland city centre and wider road networks. EPC - Rating - C.

MAIN ROOMS AND DIMENSIONS

Communal Entrance Hall

With secure entry system and stairs leading to the first floor.

Entrance Hall

UPVC double glazed window to the side, built in cupboard housing the wall mounted gas central heating combination boiler and radiator.

Kitchen/Living Room 16'11" x 11'1"



Fitted with a range of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan, integrated fridge freezer, space and plumbing for automatic washing machine, two UPVC double glazed windows to the side, radiator and laminate flooring.

Bedroom 11'5" x 11'3"



UPVC double glazed window to the side, radiator and loft access. White painted walls, ceilings and woodwork. Newly fitted grey carpets.

Bathroom 7'11" x 5'7"



Bath with shower over, WC wash hand basin, part wall tiling, ladder radiator, and extractor fan.

Council Tax

The Council Tax Band is Band B

Move in Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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.

Lettings Viewings

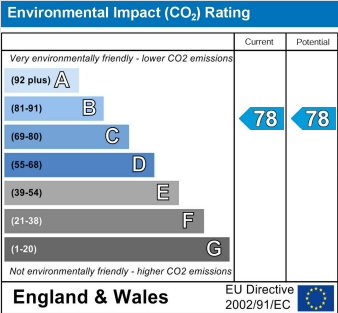
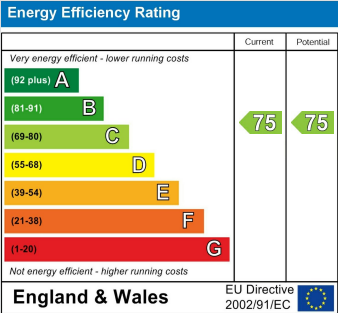
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6118 or book viewing online at peterheron.co.uk

Ombudsman Let

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

Opening Times

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



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS