











SORRY NOT SUITABLE FOR STUDENTS.

This two bedroom ground floor flat boasts the distinction of a terrace to the rear and it's own entrance. Offered for let on an unfurnished basis. The well appointed accommodation comprising entrance hall, stairs leading to the hallway, lounge, kitchen, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is allocated to the front and a terrace to the rear. 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. Not to be missed! Available Mid November 2023! EPC - Rating C

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

With radiator, built in storage cupboard which house wall mounted gas central heating combination boiler, stairs leading down to the hallway.

## Hallway

With radiator.

## Lounge 14'11" (max) x 12'3"



UPVC double glazed french doors leading out to the terrace and radiator.

## Kitchen



Fitted with a range of of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan, integrated fridge and freezer and radiator.

## Bedroom 1 15'10" (into bay) x 14'7"



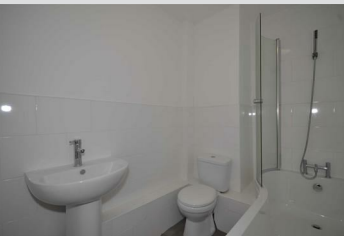
UPVC double glazed bay window to the front and radiator.

## Bedroom 2 11'4" x 7'6"



Two UPVC double glazed windows to the side and radiator.

## Bathroom 8'8" x 5'6"



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

## Externally

Allocated parking to the front and terrace area to the rear.

## 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.

## Council Tax

The Council Tax Band is Band A

## Lettings Viewing Appointment

To arrange an appointment to view this property please complete an 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.

## Movein Costs

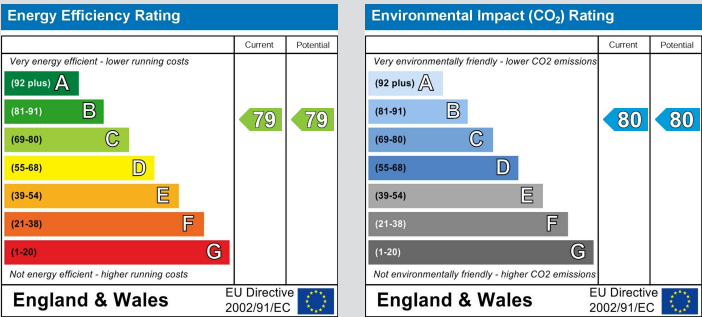
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Ombudsman

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](http://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