









Occupying a highly sought-after position, this exceptional three-bedroom first-floor flat has been renovated to offer the perfect blend of contemporary living and period charm. Whilst benefiting from modern fixtures, fittings and finishes throughout, the property retains a number of attractive original features which have been carefully restored.

Accessed via a composite entrance door leading to private stairs to the first-floor landing which provides access to all principal rooms. The accommodation is centred around a superb living room, beautifully presented and flooded with natural light, creating a warm and welcoming space for relaxing, entertaining and everyday living.

Leading directly from the living room is the fitted kitchen, offering both practicality and visual appeal, and door from kitchen leads to beautifully appointed bathroom suite featuring contemporary fixtures and fittings and finished to a high standard.

The property also benefits from three well-proportioned bedrooms, each finished to an excellent standard. The principal bedroom is particularly noteworthy, combining generous proportions with restored original features, including the striking fireplace which serves as an attractive focal point.

Throughout, the property has been lovingly maintained and presented, with neutral décor, quality finishes and an abundance of natural light creating a fresh yet characterful atmosphere.

Externally, there is access to a shared rear yard, providing useful outdoor space and an area to enjoy during the warmer

Ideally situated within easy reach of local shops, amenities, schools, transport links and the seafront, this outstanding home offers the perfect balance of character, style and convenience. Early viewing is highly recommended, as properties of this calibre in such a desirable location rarely remain available for long.

MAIN ROOMS AND DIMENSIONS

Stairs to Landing



Private front door opens to staircase, enhanced by a fitted runner and traditional carpet rods, leading to the first-floor landing.

Landing



A spacious and open landing providing access to three bedrooms and the living room.

Bedroom 1 12'11" x 14'6"



An impressive principal bedroom with a beautiful feature fireplace and a large window overlooking leafy surroundings

Bedroom 2 8'2" x 9'10"



A well-proportioned front-facing bedroom with a large window enjoying attractive leafy views and an abundance of natural light.

Bedroom 3 8'0" x 11'1"



A quiet rear-facing bedroom, offering a peaceful setting and flexibility for use as a bedroom or home office.

Living Room 11'2" x 14'6"



A beautifully presented living room with a neutral colour palette, complemented by a recessed alcove with fitted shelving for storage and display. A charming cottage-style glazed door creates an appealing connection to the kitchen, and a large rear-facing window provides excellent natural light

Kitchen 7'6" x 13'6"



A stunning kitchen combining character and contemporary

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

MAIN ROOMS AND DIMENSIONS

style. Fitted with elegant green units, contrasting wood-effect work surfaces and a stylish black sink, the room offers a high standard of presentation throughout. Rear stairs lead to the shared yard, while an internal door provides access to the bathroom.

Bathroom 5'8" x 6'8"



Modern bathroom with neutral tiling, bath with overhead shower and glass screen, wash hand basin and WC.

Shared Rear Yard



A charming shared rear yard providing a practical outdoor space for bin storage.

Council Tax

The Council Tax Band is Band A.

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 Ombudsman

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

Lettings Viewing Appointment

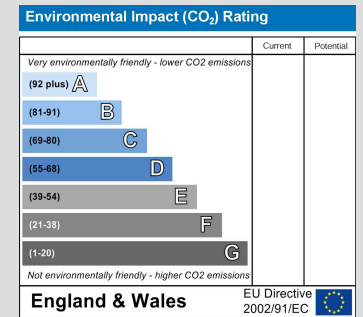
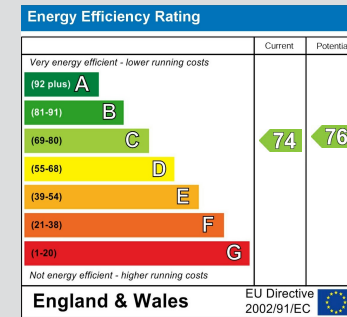
To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Moving Costs

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

Office Opening Hours

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