



M I C H A E L H O D G S O N

estate agents & chartered surveyors



SALEM STREET, SUNDERLAND £145,000

An exciting development of 4 apartments that will not fail to impress all who view. Essen House is situated on Salem Street in Hendon that commands easy access to Sunderland City Centre, excellent transport links as well as being within reach of local shops and amenities. This 2 bed ground floor apartment benefits from contemporary decor, a new kitchen with integrated fridge and freezer, modern bathroom & en suite, double glazing, electric heating and the additional benefit of allocated parking space and an electric charging point. Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is a front gravelled courtyard garden area and an allocated parking space with electric charging point. Viewing of this superb apartment is highly recommended.

Apartment

2 Bedrooms

Bathroom & En Suite

Viewing Advised

Ground Floor

Living / Dining Room

Allocated Parking & Electric
Charging Point

EPC Rating: TBC



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Entrance Hall

night storage heater, storage cupboard

Kitchen / Living Room

16'4" x 17'3"

An open plan kitchen/ living room. The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, 2 double glazed windows, night storage heater, integrated fridge and freezer

Bedroom 1

13'1" x 13'3"

Wall mounted electric panel heater, recessed spot lighting, door access to a private gravelled garden

En Suite

Modern white suite comprising of a low level WC, pedestal basin, with mixer tap, tiled floor, chrome towel radiator, walk in shower with rainfall style shower head with an additional shower attachment

Bedroom 2

9'11" max 12'6" max

Wall mounted electric panel heater, double glazed window, recessed spot lighting

Bathroom

White suite comprising of a low level WC, pedestal basin with wash hand basin and mixer tap, chrome towel radiator, bath with shower over, tiled floor, recessed spot lighting, extractor

Garden

A private courtyard gravelled garden accessed from Bedroom 1

Parking

Attached parking space with an electric car charging port

COUNCIL TAX

The Council Tax Band is Band A

TENURE

We are advised by the Vendors that the property is TBC. Any prospective purchaser should clarify this with their Solicitor

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