



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 first 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 an allocated parking space with electric charging point. Viewing of this superb apartment is highly recommended.

Apartment

2 Bedrooms

Bathroom & En Suite

Viewing Advised

First Floor

Living Room / Dining Room

Allocated Parking & Electric  
Charging Point

EPC Rating: TBC



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### Entrance Hall

Night storage heater, recessed spot lighting

### Kitchen / Living Room

22'4" x 12'11"

An open plan living room / kitchen having 3 Double glazed windows, recessed spot lighting, night storage heater.

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

14'9" x 15'3"

2 Double glazed windows, wall mounted electric panel heater, recessed spot lighting, dressing area

### 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

11'7" x 14'4"

2 Double glazed windows, wall mounted electric panel heater

### Parking

Allocated parking space with an electric car charging point

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band A

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

