



MICHAEL HODGSON

estate agents & chartered surveyors

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## THE ESPLANADE, SUNDERLAND £220,000

This stunning 3 bedroomed duplex apartment is situated on the highly sought after and gated development of The Esplanade which offers superb location for Sunderland City Centre, local shops, transport links and amenities. The property has been meticulously modernised and improved by the current owners is arranged over two floors offers versatile and generous living accommodation that boasts many period features and charm whilst having a stylish contemporary décor. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Utility and to the lower Ground Floor, Inner Hall WC, 3 Bedrooms and 3 En Suites. Externally there are extensive communal gardens and an allocated parking space. Viewing of this lovely home is highly recommended to fully appreciate the space, and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Duplex

3 Bedrooms

Living Room

Allocated Parking

Maisonette

3 En Suites

Kitchen / Breakfast Room

EPC Rating: E



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### Entrance Hall

The Entrance hall has a bespoke white oak handrail and balustrade to the staircase with inset glazing, wall mounted electric panel heater, alarm control panel

### Living Room

17'3" x 21'0"

An impressive Living Room having two single glazed sash style windows, original Herringbone wood floor, feature fireplace with inset modern fire, two wall mounted electric radiators

### Kitchen / Breakfast Room

23'1" max x 13'5" max

An L shaped Kitchen / Breakfast Room with the kitchen having a comprehensive range of floor and wall units, granite worktops, tile splashbacks, stainless steel sink with mixer tap, two electric radiators, three single glazed sash style windows, electric oven, integrated microwave, dishwasher and fridge / freezer, larder cupboard, recessed spot lighting, tiled floor.

There is a central breakfasting island with breakfast bar, electric hob with extractor over

### Utility

7'11" x 4'6"

Range of units, tiled floor, recessed spot lighting

### Lower Ground Floor

Inner Hall, cupboard under stairs, alarm control panel, telephone door entry system

### Bedroom One

20'5" x 15'0"

Front facing having two single glazed windows with secondary glazing, ornate feature fireplace, two sets of fitted wardrobes, two wall mounted electric heaters

### En Suite

Modern white suite comprising wall hung wash hand basin with mixer tap set on a vanity unit, low level wc, walks in shower with Rainfall style showerhead, tiled walls and floor, recessed spot lighting, extractor, electric towel radiator

### Bedroom Two

13'2" max x 12'7"

Rear facing, single glazed sash style window with secondary glazing, electric heater, storage cupboard, range of fitted wardrobes

### En Suite

White suite comprising wall hung low level wc, wash hand basin set on a vanity unit, tiled wall and floor, recessed spot lighting, electric towel radiator, bath with mixer tap and shower attachment

### Bedroom Three

11'1" x 10'11"

Rear facing, single glazed sash style window with secondary glazing, electric heater, fitted shelving/clothes rails, recessed spot lighting

### En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, cubicle with Rainfall style showerhead and an additional shower attachment, recessed spot lighting, extractor, part tiled walls, tiled floor, electric towel radiator

### WC

White suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, part tiled walls, tiled floor, recessed spot lighting, extractor

### Parking

Externally there is an allocated parking space and lovely communal gardens

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective

purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### COUNCIL TAX

The Council Tax Band is Band D

### TENURE

We are advised by the Vendors that the property is held on a lease for a term of 125 years from 1st January 2009. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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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)

