



MICHAEL HODGSON

estate agents & chartered surveyors

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## GRAY ROAD, SUNDERLAND

Offers Over £75,000

Nestled in the desirable development of St Michaels Court on Gray Road, this second floor 2 bed apartment presents an excellent opportunity for both first-time buyers, young professions and investors alike. With its excellent location, residents will enjoy easy access to local shops, amenities, and the vibrant Sunderland City Centre only a short journey away, making it a perfect choice for those seeking convenience.

The apartment features a well-designed layout that includes an inviting entrance hall leading to a spacious living / dining room, ideal for relaxation and entertaining. The kitchen is functional and offers ample space for culinary pursuits. This property boasts 2 comfortable bedrooms, providing flexibility for those in need of a home office. The bathroom is conveniently located to serve all bedrooms.

Outside, the apartment benefits from communal gardens, offering a pleasant outdoor space to unwind. Additionally there is an allocated parking space.

Importantly, this property is offered with NO ONWARD CHAIN. We highly recommend viewing this delightful apartment to fully appreciate its potential and the lifestyle it offers. Don't miss out on this fantastic opportunity to secure this lovely apartment.

Apartment

2 Bedrooms

Kitchen

Viewing Advised

Second Floor

Living / Dining Room

No Chain Involved

EPC Rating: B



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### Entrance Hall

Radiator, storage cupboard, telephone door entry system.

### Living Room / Dining Room

15'8" max x 13'8" max

The living room / dining room has a laminate floor, radiator, 3 double glazed windows.

### Bedroom 1

8'5" x 11'11"

Double glazed window, radiator, laminate floor.

### Bedroom 2

9'5" x 8'7"

Double glazed windows, radiator.

### Kitchen

9'2" x 8'8"

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heated boiler, integrated washing machine, plumbed for washer, electric oven, gas hob with extractor over, double glazed window, tiled floor.

### Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, double radiator, tiled splash back, double glazed window, recessed spot lighting, extractor.

### Parking

Allocated courtyard parking space.

### TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 150 years minus 1 day from 1st January 2005. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band B.

# M I C H A E L   H O D G S O N

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