



MICHAEL HODGSON

estate agents & chartered surveyors

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SOUTH CLIFF, SUNDERLAND
£235,000

Commanding unrivalled sea views this 2 bed first floor apartment must be viewed to be fully appreciated. The property boasts a superb location on South Cliff in Roker for the sea front and its many beaches, bars, cafes and amenities as well as being within easy reach of Sea Road shops and Sunderland City Centre. The apartment benefits from contemporary decor and the following living accommodation: Entrance Hall, Living / Dining Room, Kitchen, 2 Bedrooms and a Bathroom. Externally to the front elevation is an allocated parking space. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to fully appreciate the property, location and views on offer.

Apartment
 2 Bedrooms
 Stunning Sea Views
 Viewing Advised

First Floor
 Living / Dining Room
 Allocated Parking
 EPC Rating: D

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Entrance Hall

The entrance hall has a double glazed window to the side elevation, wood stripped floor, radiator

Part of the Entrance Hall is used as a study / seating area. There is a useful second entrance door leading to the communal hallway.

Living Room

21'9" max x 13'1"

The Living Room has four double glazed windows to the front elevation enjoying stunning sea and costal views, wood stripped floor, two radiators

Kitchen

9'9" x 13'3"

The Kitchen has a comprehensive range of floor and wall units, granite worktops, cupboard with wall mounted gas central heating boiler, tiled floor, two double glazed windows to the side elevation, recessed spot lighting, sink and drainer with mixer tap, gas hob with extractor over, double electric oven, integrated fridge, freezer, dishwasher and washing machine

Bedroom One

12'11" max x 11'11" max

Rear facing, radiator, double glazed window, range of mirror fronted fitted wardrobes

Bedroom Two

8'6" x 9'7"

Side facing, double glazed window, radiator, wood strip floor

Bathroom

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity/storage unit, freestanding roll top bath with mixer tap and shower attachment, corner shower, chrome towel radiator, recessed spot lighting, extractor, tiled floor and walls

Parking

One allocated parking space set within the front forecourt.

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.

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

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