



MICHAEL HODGSON

estate agents & chartered surveyors



FAWCETT STREET, SUNDERLAND

£75,000

A superb second floor apartment set in the heart of Sunderland City Centre offering stylish and contemporary city centre living space. Forming part of an impressive conversion the apartment is set within a 19th Century historic building which has been meticulously converted into six individual apartments. The apartment provides convenient access to the Cities shops, bars, restaurants and amenities. Boasting spacious accommodation briefly comprising of; Living Room, Kitchen, Bathroom and 2 Bedrooms. The apartment benefits from Gas Central Heating, Security Telephone Entry System. Viewing is highly recommended to fully appreciate the lifestyle property on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Stunning Apartment

2 Bedrooms

Living Room

Kitchen

Impressive Conversion

No Chain Involved

Viewing Advised

EPC Rating: D



FAWCETT STREET, SUNDERLAND

£75,000

COMMUNAL ENTRANCE HALL

Entrance is via a communal hallway accessed via Fawcett St. Hall leading to lift and stairs.

LIVING ROOM

18'5" x 26'5"

Spacious open plan living room having two large windows to the front elevation, three radiators and recessed spot lighting.

KITCHEN

7'10" x 11'0"

The kitchen is comprehensively fitted with a range of floor and wall units, granite worktops, electric oven, ceramic hob with stainless steel and glass extractor over, integrated fridge/freezer, dishwasher and washer/dryer, tiled splashback and recessed spot lighting.

BEDROOM 1

12'7" x 9'2"

radiator, coving.

BEDROOM 2

9'3" x 10'0"

radiator, velux window, recessed spot lighting.

BATHROOM

A modern bathroom suite comprising of a low level w/c, bath with shower over, wash hand basin, extractor fan, chrome towel radiator, fully tiled walls and floor.

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

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