



MICHAEL HODGSON

estate agents & chartered surveyors

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STATION ROAD, SUNDERLAND

£185,000

We offer to the market this stunning 2 bedroom third floor (top floor) apartment situated in the highly regarded Station Apartments on Sea Road in Fulwell. The apartment provides a lovely open-plan living space with kitchen / diner, bedroom with en suite shower room, second bedroom, bathroom with above bath shower and screen, two storage cupboards and access to a balcony. Externally there is an allocated parking space and visitor parking (including electric car charging points) and landscaped gardens to the front and the rear. The apartment is fully electric with no provision of gas services. Station Apartments is located on the site of the former Fulwell Fire Station on Station Road, Fulwell. Sea Road and the surrounding areas present a vibrant community feel, with immediate access to cafes, salons, pharmacies, bars, supermarkets, etc., all within a 5-minute walk. Located less than 100m from the Seaburn metro station, as well as numerous bus links, the site is ideal for both commuters in addition to Seaburn sea front, its beautiful beaches and thriving night life are all within walking distance. By car you are only a 10-minute drive from Sunderland City Centre and the A19 motorway giving quick access to the surrounding region. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, location and property on offer.

Apartment
2 Bedrooms
Bathroom & En Suite
No Chain Involved

Third Floor (top floor)
Kitchen / Living / Dining Room
Balcony & Allocated Parking
EPC Rating: C



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Entrance Hall

The entrance hall has an electric panel heater, recessed spot lighting, two storage cupboards, one housing the water heater.

Living Room / Kitchen / Dining Room

16'7" max x 18'11" max

A lovely open plan Living / Dining Room / Kitchen having an electric panel heater, double glazed French doors opening to a balcony that enjoys superb views, recessed spot lighting

The Kitchen has range of floor and wall units, stainless steel sink with mixer tap, integrated microwave, washing machine, fridge / freezer, electric oven, electric hob with extractor over.

Bedroom One

9'0" x 10'11"

Double glazed window, electric panel heater

En Suite

White suite comprising wall hung wash hand basin with mixer tap, low level wc, electric towel radiator, walk-in shower, recessed spot lighting, extractor

Bedroom Two

8'2" x 11'0"

Double glazed window, electric panel heater

Bathroom

Modern white suite comprising wall hung wash hand basin with mixer tap, wall hung low level wc, recessed spot lighting, extractor, electric towel radiator, bath with shower over

Parking

One allocated parking space set in a rear courtyard.

COUNCIL TAX

The Council Tax Band is Band B

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

TENURE

We are advised by the Vendors that the property is held on a long leasehold basis for a term of 250 years from and including 25 March 2021. 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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

