



MICHAEL HODGSON

estate agents & chartered surveyors



## ECHO 24, SUNDERLAND

£1,100 Per Month

A stunning 3 bed duplex penthouse apartment situated within Echo 24 which is located on the banks of the River Wear close to the city centre of Sunderland and its bars, shops, cafes and many attractions. The apartment benefits from unrivalled views over the river and beyond and must be viewed to be fully appreciated. Internally the property is arranged over two floors with the generous accommodation briefly comprising of: Entrance Hall, Bathroom 1 and En Suite, 2 additional Bedrooms whilst to the upper duplex floor is an large open plan Kitchen / Living / Dining Room and a WC in addition to two private balconies. There is an allocated secure car parking space. Viewing is considered essential to fully appreciate the space, home and location on offer.

To Let

3 Bedrooms

Bathroom & En Suite

Allocated Parking

Penthouse Apartment

Duplex

Stunning Views

EPC Rating: C



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### ENTRANCE HALL

Electric panel heater, storage cupboard.

### BEDROOM 1

14'2" x 15'11"

Bedroom 1 has an Electric panel heater, double glazed window, glazed door to terrace.

### ENSUITE

Modern white suite comprising low level WC, wash hand basin with mixer tap, shower with tiled surround, recessed spot lighting, chrome towel radiator, tiled floor.

### BEDROOM 2

17'3" x 9'3"

Double glazed window, electric panel heater, recessed wardrobe.

### BEDROOM 3

9'4" x 9'1"

Double glazed window, electric panel heater, recessed wardrobe.

### BATHROOM

Modern white suite comprising low level WC, wash hand basin with mixer tap set in vanity unit, glass mirror, shaver point, chrome towel radiator, bath with shower attachment, tiled walls.

### SECOND FLOOR

Landing with storage cupboard.

### LIVING AREA/ DINING ROOM

18'5" x 26'9"

Electric panel heater, door entry system, recessed spot lighting, glazed door to terrace.

### KITCHEN

13'5" x 15'1"

The kitchen is fitted with a comprehensive range of floor and wall units, work tops with splashback, dishwasher, electric oven, ceramic hob with splashback and extractor over, breakfast bar, recessed spot

lighting, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, door entry system, display unit.

### WC

White suite comprising low level WC, wash hand basin with mixer tap, chrome towel radiator, fully tiled walls and floor.

### PARKING

There is one allocated parking space.

# M I C H A E L   H O D G S O N

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