



MICHAEL HODGSON

estate agents & chartered surveyors

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ROKER TERRACE, SUNDERLAND

£275,000

An exciting opportunity to purchase a fantastic 2 bed ground floor apartment situated in a front line position on South Cliff, Roker Terrace commanding stunning sea, pier and coastal views in addition to many beaches, attractions, bars, restaurants and cafés as well as superb commuting links to the regions towns and cities. The apartment is finished to a high standard benefitting from a superb kitchen, modern bathroom and many extras of note. The internal living space briefly comprises of: Communal Entrance Hall, Inner Entrance Hall, Living Room / Kitchen, Bathroom and 2 Bedrooms. Externally to the front there are communal gardens and courtyard parking whilst to the rear there are additional communal gardens and a garage. Viewing is highly recommended. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment - Ground Floor	2 Bedrooms
Kitchen / Living Room	Modern Kitchen & Bathroom
Superb Coastal Location	Garage
No Chain Involved	EPC Rating: E



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Entrance Hall
Recessed spot lighting, storage cupboard

Living Room / Kitchen
23'1" x 20'11"
A fantastic open plan room kitchen / living room having two large double glazed windows that enjoy stunning coastal views over the sea front, piers and beyond.

There is an inset modern electric fire and a high level aerial point for provision for a wall mounted television, recessed spot lighting.

The Kitchen is fitted with a comprehensive range of floor and wall units, sink with mixer tap, electric hob with extractor over, integrated oven, integrated fridge and freezer, washing machine and dishwasher, recess spot lighting.

Bathroom
White suite comprising of a low level wc and wash hand basin set in a vanity unit, bath with shower over and a chrome towel radiator.

Bedroom One
17'5" x 9'2"
Double glazed window, recessed spot lighting

Bedroom Two
8'9" x 17'5"
Double glazed window, recessed spot lighting

External
Externally to the front there are communal gardens and courtyard parking whilst to the rear there are additional communal gardens and a garage

Garage
Single garage in a block

TENURE
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 16th June 2006. Any prospective purchaser should clarify this with their Solicitor

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

COUNCIL TAX
The Council Tax Band is Band C

Agents Note
Please note the photos were taken prior to a tenant moving into the property who is in the process of moving out

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

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