



MICHAEL HODGSON

estate agents & chartered surveyors



WEST SUNNISIDE, SUNDERLAND

£1,100 Per Month

A superb 2 bedroom duplex apartment situated in the heart of the Sunnyside area in Sunderland City which boasts a vibrant location being close to shops, bars, restaurants and cafes. The property benefits from stylish and contemporary living accommodation arranged over two floors. Briefly comprising of Entrance Floor, 2 Bedrooms, and a Bathroom. The first floor (duplex) level offers a large open plan space comprising of a living area and kitchen/dining area. There is an allocated parking space in the basement of the building. This sought after apartment must be viewed to be fully appreciated.

To Let

Apartment

Duplex

2 Bedrooms

Living / Kitchen / Dining
Room

City Centre

Allocated Parking

EPC Rating:C



WEST SUNNISIDE, SUNDERLAND

£1,100 Per Month

Entrance Hall

Stairs to the first floor, radiator.

Bedroom

14'6" max x 14'4" max

Two windows with secondary glazing

Bedroom

8'5" x 10'2"

radiator, two single glazed windows with secondary glazing.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower over and an additional shower attachment, radiator, recessed spot lighting, extractor, light touch mirror.

First Floor

Landing, storage cupboard.

Living Room/Kitchen

21'1" max x 26'7" max

A superb open plan living / kitchen / dining room. The kitchen has a range of floor and wall units, dishwasher, washing machine, fridge, freezer, central breakfast island with breakfast bar, sink and drainer with mixer tap, microwave electric oven, recessed spot lighting, electric hob, vaulted ceiling, wall mounted gas central heating boiler.

Parking

One allocated parking space.

COUNCIL TAX

The Council Tax Band is Band C.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

