



**Topcliff, Sunderland**

**£150,000**



**Tenure: Leasehold**





# Topcliff, Sunderland

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN \* GROUND FLOOR \* TWO DOUBLE BEDROOMS \* SECURE ENTRY \* COASTAL VIEWS \* COUNCIL TAX BAND - B \* EPC - TBC \*

Located near the River Wear in Roker, this two bedroom ground floor apartment is ideal for those looking for coastal living and is sure to appeal to a wide range of buyers.

Just moments away from the River Wear and all of the amenities that the Sunderland coastline has to offer as well being well placed for easy access to the city centre and beyond.

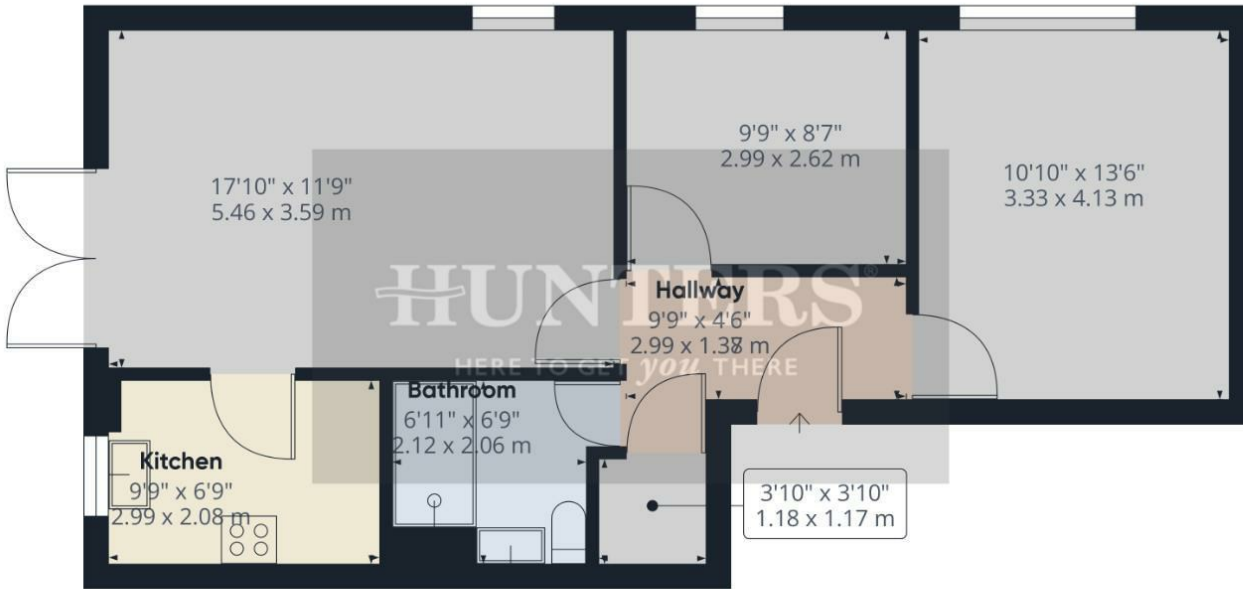
The property itself occupies a ground floor position with spacious accommodation on offer throughout. Superbly presented and modern with the added benefit of outside space at the rear to relax whilst taking in the views overlooking the Marina, the Mouth of the Wear, the lighthouse and the pier.

Externally there is allocated parking with additional visitor bays.

Access is via a secure entry system.

Contact us today to arrange a viewing and make this property your own!





Approximate total area<sup>(1)</sup>  
635.71 ft<sup>2</sup>  
59.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	77	77	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>

