

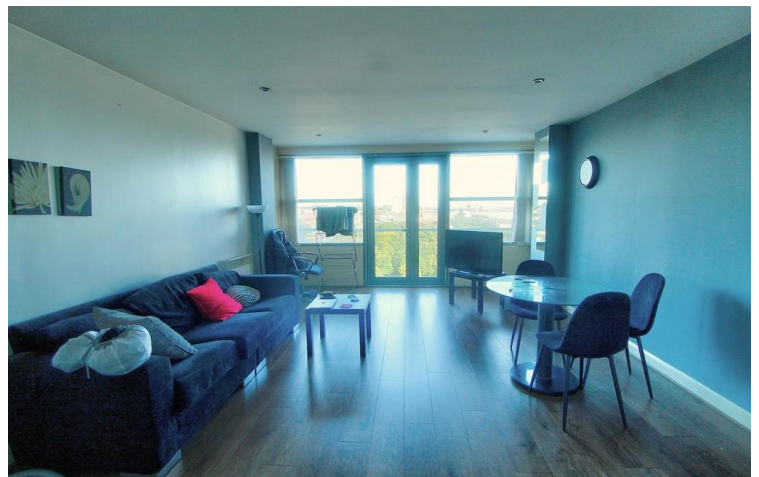


58 Echo Building

West Wear Street
Sunderland
SR1 1XD

Offers In Region Of **£75,000**
Leasehold

Two Bedrooms
Third Floor Apartment
Beautiful Riverside Views
Currently Tenanted at £730 pcm
Ideal Investment Opportunity
Viewing Highly Recommended





Safe and Secure welcome to the market this Two Bedroom Third Floor Apartment in the sought after location of Echo Building, West Wear Street.

This modern accommodation benefits from electric storage heating, double glazing and beautiful riverside views.

The property is currently tenanted so would make an ideal investment opportunity for landlords and investors.

Viewing highly recommended.

COMMUNAL ENTRANCE

Communal entrance door, lift and stairs to third floor

ENTRANCE HALL

Entrance door to apartment, 2 built in storage cupboards

OPEN PLAN LIVING AND KITCHEN AREA

26' 0" x 13' 10" (7.95m x 4.24m) Double glazed windows and patio door to balcony, convector heater, security entry phone system, open to kitchen area

KITCHEN AREA

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces over, electric oven and halogen hob with extractor hood over, 1 1/2 bowl sink and drainer unit, space for washing machine

BEDROOM ONE

20' 3" x 9' 3" (6.19m x 2.82m) Double glazed window, convector heater

ENSUITE SHOWER ROOM

White 3 piece suite comprising of low level wc, wash basin, shower cubicle, ceramic tiled walls and flooring, heated towel rail, extractor

BEDROOM TWO

8' 11" x 12' 2" (2.73m x 3.72m) Double glazed

windows, convector heater

BATHROOM

White 3 piece suite comprising of low level wc, wash basin, panelled bath with shower attachment, ceramic tiled walls and floor, heated towel rail, extractor.

BALCONY

Stretching the full width of the apartment and suitable for lounge and dining furniture, with superb views overlooking the river and with North Sea views in the distance

Local Authority | D
Council Tax Band | C
EPC Rating

Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.