

Bonnors Raff  
Chandlers Road  
Sunderland  
SR6 0AD



# Bonnars Raff

£120,000

## INTRODUCTION

LOVELY SECOND FLOOR APARTMENT OVERLOOKING RIVER & WEARMOUTH BRIDGE - IMPRESSIVE STYLISH WAREHOUSE CONVERSION WITH FEATURE EXPOSED BRICK WALLS & COLUMNS - CONCIERGE SERVICE - 2 DOUBLE BEDROOMS - UNDERGROUND SECURE PARKING WITH REMOTE ACCESS - SECURE ACCESS & LIFT ACCESS - GREAT LOCATION FOR RIVERSIDE WALKS ALONG TO MARINA, GLASS CENTRE AND ROKER - LEASEHOLD 125 YEARS FROM 2003

## ENTRANCE HALL

Carpet flooring, door leading into open plan lounge/kitchen, door leading off to bathroom, door leading off to bedroom 2.

## BATHROOM

Measurements are approx.

Beautiful well appointed bathroom. Polished stone tiles to floor, double walk-in shower cubicle with shower fed from the main hot water system and fixed glass shower screen, toilet with low level cistern, wall mounted sink with chrome taps. Electric towel heater style radiator. The walls are finished in a stone-effect tile with built-in electric shaving point and extractor fan. The area around the shower is finished in stylish uPVC cladding.

## BEDROOM 2

A good size double bedroom. Carpet flooring, white uPVC double-glazed window with pleasant views, large airing cupboard with central heating boiler and some potential additional storage. The current owner has a drop down Murphy bed which drops down into a working desk to make greater use of the space, but this could be a terrific permanent working office or a generous double bedroom. Stylish window seat, exposed brick feature wall around the window and door leading off to entrance hall, door leading off to adjoining bedroom 1.

## KITCHEN

Measurements are approx.

Open plan to the lounge, the kitchen has a natural separation by virtue of laminate wood-effect flooring, radiator, quality fitted kitchen with a range of wall and floor units in a cream high gloss finish with contrasting laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney, space and plumbing for a washing machine, integrated fridge/freezer, integrated dishwasher, stainless steel sink with single bowl, single drainer and Monobloc tap.

## LOUNGE

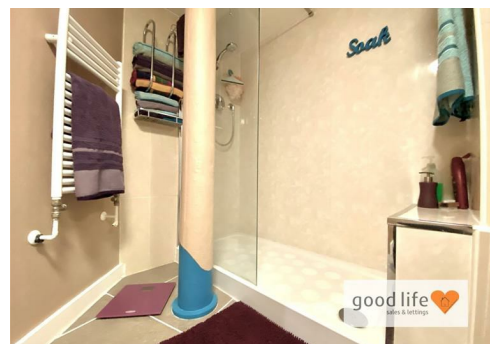
Measurements are approx.

A fabulous open plan lounge with feature exposed brick walls to 2 sides, double radiator, 3 white uPVC double-glazed windows which provide superb views of the river even along to St Peters campus and must arguably be one of the finest apartments in the block in terms of aspect. The open plan lounge is very generous and sufficiently proportioned to accommodate a variety of furniture arrangements and the current owner comfortably has a 2 seater sofa, armchair and separate dining table plus occasional furniture. The lounge is open plan to the kitchen area, door leading off to principal bedroom.

## PRINCIPAL BEDROOM

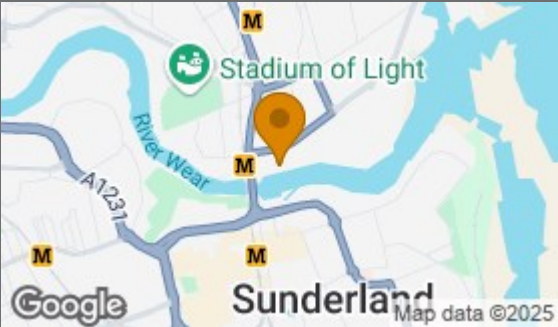
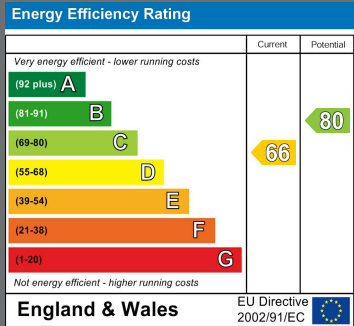
Measurements are approx.

Carpet flooring, double radiator, 2 white uPVC double-glazed windows with pleasant elevated views. Feature brick wall. Door leading off to bedroom 2, door leading off to lounge.



Local Authority

Council Tax Band  
D



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



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