



MICHAEL HODGSON

estate agents & chartered surveyors



GRAY ROAD, SUNDERLAND

£85,000

A modern 2 bed second floor apartment situated in Swan House on Grey Road offering a convenient and sought after location providing easy access to local transport links to Sunderland City Centre, shops and amenities. The apartment boasts gas central heating, double glazing, contemporary decor and briefly comprises of: Entrance Hall, Living Room / Dining Room that opens to the Kitchen, 2 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally there are communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Apartment
No Chain Involved
Living / Dining Room
Bathroom & En Suite

2 Bedrooms
Viewing Advised
Kitchen
EPC Rating: C



GRAY ROAD, SUNDERLAND

£85,000

Entrance Hall

Radiator, coving ceiling loft access

Living Room / Dining Room

11'5" x 22'8"

An open plan kitchen / living / dining room having a double glazed window, two radiators, telephone door entry system, opening to the kitchen

Kitchen

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated fridge freezer, plumbed for a washing machine

Bedroom One

9'8" x 12'2"

Front facing, double glazed window, radiator, t-fall roof in part

En Suite

White suite comprising low level wc, pedestal wash and basin with tile splashback, shower with tile surround, radiator, coving to ceiling, extractor

Bedroom Two

8'11" x 7'6"

T fall roof in part, Velux style window, radiator

Bathroom

White suite comprising low level wc, pedestal wash hand basin, part tiled walls, coving to ceiling, extractor, radiator

External / Parking

Externally there is an allocated parking space

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

