



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

estate agents & chartered surveyors



SALEM STREET, SUNDERLAND

£145,000

An exciting development of 4 apartments that will not fail to impress all who view. Essen House is situated on Salem Street in Hendon that commands easy access to Sunderland City Centre, excellent transport links as well as being within reach of local shops and amenities. This 2 bed first floor apartment benefits from contemporary decor, a new kitchen with integrated fridge and freezer, modern bathroom & en suite, double glazing, electric heating and the additional benefit of allocated parking space and an electric charging point. Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is an allocated parking space with electric charging point. Viewing of this superb apartment is highly recommended.

Apartment

2 Bedrooms

Bathroom & En Suite

Viewing Advised

First Floor

Living / Dining Room

Allocated Parking Space &
Electric Charging Point

EPC Rating: TBC



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Entrance Hall

Recessed spot lighting, night storage heater

Kitchen / Living Room

23'3" max x 16'0"

An open plan kitchen/ living room. The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, 2 double glazed windows, night storage heater, integrated fridge and freezer, breakfast bar

Bedroom 1

16'11" x 12'0"

2 Double glazed windows, recessed spot lighting, wall mounted electric panel heater, dressing area

Ensuite

Packet door, Modern white suite comprising of a low level WC, pedestal basin, with mixer tap, tiled floor, chrome towel radiator, walk in shower with rainfall style shower head with an additional shower attachment

Bedroom 2

9'10" x 10'11"

Double glazed window, wall mounted electric panel heater

Parking

Externally there is an allocated parking space with electric charging point

COUNCIL TAX

The Council Tax Band is Band A

TENURE

We are advised by the Vendors that the property is TBC. Any prospective purchaser should clarify this with their Solicitor

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

0191 5657000

www.michaelhodgson.co.uk

