



MICHAEL HODGSON
estate agents & chartered surveyors

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WEST SUNNYSIDE, SUNDERLAND

£74,950

A neatly presented 1 bed ground floor flat situated in The Old Post Office development on West Sunnyside in the City Centre of Sunderland in the heart of the Sunnyside area which boasts a vibrant location being close to shops, bars, restaurants and cafes. The property benefits from living accommodation briefly comprising of: Entrance Hall, Living / Dining / Kitchen, Bedroom, bathroom. This sought after apartment must be viewed to be fully appreciated.

Apartment
1 Bedrooms
Bathroom
City Centre

Ground Floor
Kitchen / Living / Dining
Room
Viewing Advised
EPC Rating: E



WEST SUNNISIDE, SUNDERLAND

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Entrance Hall

Laminate floor, storage cupboard, electric panel heater.

Living Room / Dining Room / Kitchen

22'2" max x 21'3" max

An open plan kitchen/dining room/living room having laminate floor, electric panel heater, storage cupboard

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, breakfast island with electric hob and extractor over, electric oven, integrated dishwasher and washing machine.

Bedroom

13'3" x 13'10"

Laminate floor.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, towel radiator, recessed spot lighting, extractor, tiled floor plumbed for washer.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st January 2005. Any prospective purchaser should clarify this with their Solicitor

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

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