



MICHAEL HODGSON

estate agents & chartered surveyors



WEST SUNNISIDE, SUNDERLAND

£1,100 Per Month

A superb 2 bedroom duplex apartment situated in the heart of the Sunnyside area in Sunderland City which boasts a vibrant location being close to shops, bars, restaurants and cafes. The property benefits from stylish and contemporary living accommodation arranged over two floors. Briefly comprising of Entrance Floor, 2 Bedrooms, and a Bathroom. The first floor (duplex) level offers a large open plan space comprising of a living area and kitchen/dining area. There is an allocated parking space in the basement of the building. This sought after apartment must be viewed to be fully appreciated.

To Let

Apartment

Duplex

2 Bedrooms

Living / Kitchen / Dining
Room

City Centre

Allocated Parking

EPC Rating:



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Entrance Hall

Stairs to the first floor, radiator.

Bedroom

14'6" max x 14'4" max

Two windows with secondary glazing

Bedroom

8'5" x 10'2"

radiator, two single glazed windows with secondary glazing.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower over and an additional shower attachment, radiator, recessed spot lighting, extractor, light touch mirror.

First Floor

Landing, storage cupboard.

Living Room/Kitchen

21'1" max x 26'7" max

A superb open plan living / kitchen / dining room. The kitchen has a range of floor and wall units, dishwasher, washing machine, fridge, freezer, central breakfast island with breakfast bar, sink and drainer with mixer tap, microwave electric oven, recessed spot lighting, electric hob, vaulted ceiling, wall mounted gas central heating boiler.

Parking

One allocated parking space.

COUNCIL TAX

The Council Tax Band is Band C.

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

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