



MICHAEL HODGSON

estate agents & chartered surveyors

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## ROKER TERRACE, SUNDERLAND

£259,950

An exciting opportunity to purchase a fantastic 2 bed third (top) floor apartment situated in a front line position on South Cliff, Roker Terrace commanding stunning sea, pier and coastal views in addition to many beaches, attractions, bars, restaurants and cafés as well as superb commuting links to the regions towns and cities. The internal living space will not fail to impress all who views briefly comprising of: Entrance Hall, Living Room / Dining Room that opens to the Kitchen, Shower Room and 2 Bedrooms. Externally to the front there are communal gardens and courtyard parking whilst to the rear there are additional communal gardens and a garage in a block. Viewing is highly recommended to fully appreciate the apartment and location on offer.

Apartment  
2 Bedrooms  
Kitchen  
Garage

Third Floor (top floor)  
Living Room / Dining Room  
Shower Room  
EPC Rating: C



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### Entrance Hall

The entrance hall has a laminate floor, electric radiator, telephone door entry system, storage cupboard.

### Living Room / Dining Room

19'10" max x 18'2" max

An open plan living / dining room spanning the full width of the apartment having a large double glazed window that enjoys stunning views over the seafront, piers and beautiful coastline, wood strip floor, two electric radiators, modern inset electric fire, opening to the kitchen.

### Kitchen

9'10" x 9'10"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, plumbed for washer, stainless steel sink and drainer, breakfast bar, tiled floor around the kitchen area.

### Bedroom 1

9'10" x 17'8"

Rear facing, double glazed window, mirror fronted wardrobes.

### Bedroom 2

9'0" x 17'7"

Rear facing double glazed window, mirror fronted fitted wardrobes.

### Shower Room

Modern white suite comprising of a low level WC and a wash hand basin with mixer tap set on a vanity unit. two double glazed windows, towels radiator, tiled walls and floor, corner shower cubicle.

### Garage

Single garage in a block to the rear of the property.

### Parking

Courtyard parking to the front and rear of the property, not allocated.

### Communal Gardens

There are communal gardens to the front and rear elevation of the property.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold basis for a term of 999 years from 1st March 1961. The purchaser will also form part of the management company that owns the freehold making a 1/8th share. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

