

Altrincham Tower
Lakeside
Sunderland
SR3 3AW



Altrincham Tower

£63,000

INTRODUCTION

1 DOUBLE BEDROOM APARTMENT - 16th FLOOR UNPARALLELED VIEWS - VIEWS INCL COUNTRYSIDE, CITY & SEA! - WELL MAINTAINED BLOCK - SERVICE CHARGES £180pm INCLUDES ELECTRIC BILLS - LIFT ACCESS TO ALL FLOORS - LOVELY COMMUNITY LOCATION - FREE PARKING AT GROUND LEVEL - RESIDENTIAL OR INVESTOR POTENTIAL

ENTRANCE HALL

Carpet flooring, folding doors leading to storage cupboard. Doors leading off to bathroom, double bed and lounge. Video entry screen allowing access for visitors.

DOUBLE BEDROOM

Carpet flooring, double radiator, white uPVC double-glazed windows with fabulous elevated views right out to the coast with Cleadon Water Tower clearly visible, Stadium Of Light, Roker Marina and North Haven and the sea beyond. The room has been recently decorated and has white matt emulsion and also has the benefit of a feature wall.

BATHROOM

Vinyl tile flooring, radiator, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment, shower rail over and shower curtain. The area around the bath is finished to full height with tiles and to half height around the sink and toilet area. Extractor fan.

LOUNGE

A lovely large almost square lounge. Carpet flooring, double radiator, fabulous white uPVC double-glazed windows with amazing elevated views. The room has been recently decorated and has TV and telephone points. Door leading off to kitchen.

KITCHEN

Vinyl tile flooring, double radiator, white uPVC double-glazed windows again with amazing elevated views. Fitted kitchen with a range of wall and floor units in a wood-effect finish with contrasting laminate work surfaces. Space and plumbing for a washing machine, space and electric point for a tall fridge/freezer, space and electric point for electric cooker. Stainless steel sink with single bowl, single drainer and hot and cold chrome taps. The kitchen has been recently redecorated and is lovely and clean and well presented.

COMMUNAL ENTRANCE

Secure entrance to the main building and lift to all floors. Private door leading into the entrance hall of the apartment.



Local Authority

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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