



MICHAEL HODGSON

estate agents & chartered surveyors

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## STATION ROAD, SUNDERLAND £199,950

We offer to the market this stunning 2 bedroom third floor (top floor) apartment situated in the highly regarded Station Apartments on Sea Road in Fulwell. The apartment provides a lovely open-plan living space with kitchen // living diner, bedroom with en suite shower room, second bedroom, bathroom with above bath shower and screen, two storage cupboards and access to a balcony with super views. Externally there is an allocated parking space and visitor parking (including electric car charging points) and landscaped gardens to the front and the rear. The apartment is fully electric with no provision of gas services. Station Apartments is located on the site of the former Fulwell Fire Station on Station Road, Fulwell. Sea Road and the surrounding areas present a vibrant community feel, with immediate access to cafes, salons, pharmacies, bars, supermarkets, etc, all within a 5-minute walk. Located less than 100m from the Seaburn metro station, as well as numerous bus links, the site is ideal for both commuters in addition to Seaburn sea front, its beautiful beaches and thriving night life are all within walking distance. By car you are only a 10-minute drive from Sunderland City Centre and the A19 motorway giving quick access to the surrounding region. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, location and property on offer.

Apartment  
2 Bedrooms  
Bathroom & En Suite  
Viewing Advised

3rd Floor (top floor)  
Living / Dining / Kitchen  
No Chain Involved  
EPC Rating: C



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### Entrance Hall

The entrance hall has recessed spot lighting, two storage cupboards.

### Living Room/Dining Room/Kitchen

20'0" x 15'5"

An open plan living room / dining room / kitchen having double glazed French doors opening to a balcony that enjoy superb views, double glazed window to the side elevation, recessed spot lighting, wall mounted electric panel heater, telephone entry system.

The kitchen has a range of floors and wall units, granite worktops with matching splash backs, electric oven, stainless steel sink and mixer tap, electric oven, integrated fridge, freezer, dishwasher, washing machine and microwave.

### Bathroom

Modern white suite comprising of a wall hung low level WC, wall hung wash hand basin with mixer tap, double glazed window, electric chrome towel radiator, bath with mixer tap and shower over additional shower attachment, recessed spot lighting, extractor.

### Bedroom 1

12'7" x 8'8"

Double glazed window, wall mounted electric panel heater.

### En Suite

White suite comprising of a wall hung low level WC, double glazed window, part tiled walls, shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, double glazed window, electric chrome towels radiator.

### Bedroom 2

17'7" max x 8'9" max

Double glazed window, wall mounted electric panel heater.

### Parking

Allocated parking space to the rear of the property.

### COUNCIL TAX

The Council Tax Band is Band B.

### TENURE

We are advised by the Vendors that the property is Leasehold. 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)

