



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ROKER TERRACE, SUNDERLAND

£1,250 Per Month

An exciting opportunity to rent a fantastic 2 bed ground 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 apartment is finished to a high standard benefitting from a superb kitchen, modern bathroom and many extras of note. The internal living space briefly comprises of: Communal Entrance Hall, Inner Entrance Hall, Living Room / Kitchen, Bathroom 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. Viewing is highly recommended.

Apartment - Ground Floor	2 Bedrooms
Kitchen / Living Room	New Kitchen
New Bathroomn	Garage
No Chain Involved	EPC Rating: E



ROKER TERRACE, SUNDERLAND

£1,250 Per Month

Entrance Hall

Recessed spot lighting, storage cupboard

Living Room/Kitchen

23'1" x 20'11"

A fantastic open plan room kitchen / living room having two large double glazed windows that enjoy stunning coastal views over the sea front, piers and beyond.

There is an inset modern electric fire and a high level aerial point for provision for a wall mounted television, recessed spot lighting.

The Kitchen is fitted with a comprehensive range of floor and wall units, sink with mixer tap, electric hob with extractor over, integrated oven, integrated fridge and freezer, washing machine and dishwasher, recess spot lighting.

Bathroom

White suite comprising of a low level wc and wash hand basin set in a vanity unit, bath with shower over and a chrome towel radiator.

Bedroom One

17'5" x 9'2"

Double glazed window, recessed spot lighting

Bedroom Two

8'9" x 17'5"

Double glazed window, recessed spot lighting

External

Externally to the front there are communal gardens and courtyard parking whilst to the rear there are additional communal gardens and a garage

Garage

Single garage in a block

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

