

MICHAEL HODGSON

estate agents & chartered surveyors



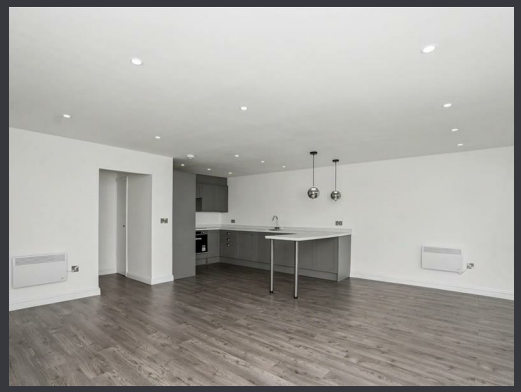
ROKER TERRACE, SUNDERLAND
£1,250 Per Month

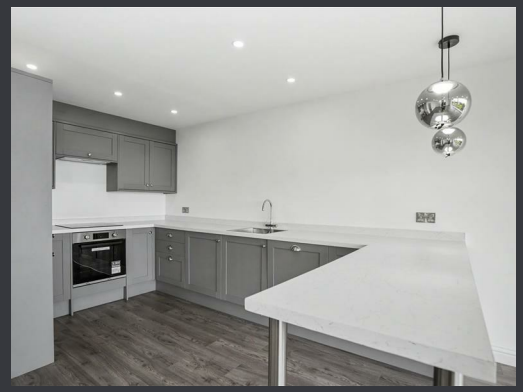
An exciting opportunity to rent a fantastic 2 bed ground floor apartment situated in a front line position on South Cliff, Roker Terrace commanding stunning sea, pier and and coastal views in addition to many beaches, attractions, bars, restaurants and cafés as well as superb commuting links to the regions 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









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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

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