



MICHAEL HODGSON

estate agents & chartered surveyors



10 SOUTH CLIFF, ROKER TERRACE, SUNDERLAND £295,000

Commanding unrivalled sea views this spacious 2 bed penthouse apartment must be viewed to be fully appreciated. The property boasts a superb location for the sea front, beaches, bars, cafes and amenities as well as being within easy reach of Sea Road shops and Sunderland city centre. The stunning apartment benefits from gas central heating, double glazing, contemporary decor and briefly comprises Entrance Hall, Living Room, Kitchen / Breakfast Room, Utility, Luxury Bathroom & 2 Bedroom. Externally the property enjoys front and rear communal gardens and allocated parking. Viewing of this property essential to appreciate the size, superb views and quality of the accommodation.

Penthouse Apartment
Kitchen & Utility
Allocated Parking
Unrivalled Sea Views

2 Bedrooms
Luxury Bathroom
Communal Gardens
EPC Rating B



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TOP FLOOR APARTMENT

Entrance Hall
Laminate floor, recess spot lighting, loft access, radiator

Living Room
17'0" x 19'3"
A spacious living room having a T-fall roof in part, radiator, double glazed window to the front elevation having stunning coastal and sea views.

Kitchen / Breakfast Room
13'7" x 12'9"
The kitchen has a comprehensive range of floor and wall units, double glazed window, laminate floor, recess spot lighting, integrated oven, radiator, sink and drainer with mixer tap, integrated dishwasher, fridge and freezer extractor, breakfast bar, tiled splashback

Utility
9'0" x 5'4"
T-fall roof in part, plumbed for washer, stainless steel sink, laminate floor, recess spot lighting

Bathroom
Luxury white suite comprising shower with rainfall shower head, free standing bath, low level WC, wash hand basin in vanity unit, tiled floor, T-fall roof in part, double glazed window to the front elevation, recess spot lighting

Bedroom 1
16'0" x 14'10"
T-fall roof in part, double glazed window, radiator, front facing with superb views.

Bedroom 2
16'4" x 12'1"
Rear facing, radiator, double glazed window, walk in wardrobe/storage cupboard, cupboard with wall mounted gas boiler

External
Externally the property enjoys front lawned communal garden, rear communal lawned garden, allocated private parking bay, basement for bike storage.

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

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