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EDWARD HOUSE, SUNDERLAND Offers Over £80,000

A modern ground floor apartment situated within the gated development Royal Court which is within walking distance of Sunderland City Centre, Sunderland University, local amenities and the region beyond. Appealing to young professionals, first time buyers, investors and people wanting a convenient and desirable location the apartment offers contemporary living accommodation briefly comprising of; Entrance Hall, Living Room, 2 Bedrooms, Bathroom and Kitchen. Externally there are communal gardens and an allocated parking space all set within a gated development. Viewing is highly recommended to appreciate the location and apartment on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment
2 Bedrooms
No Chain Involved
EPC Rating:

Ground Floor
Living Room
Allocated Parking



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ENTRANCE HALL

The hall has an airing cupboard, radiator and coving to ceiling.

KITCHEN

9'9" x 6'4"

The kitchen is fitted with a comprehensive range of wall and floor units with tiled splashback, stainless steel sink and drainer with mixer tap, electric oven and gas hob with extractor over, integrated washing machine, timber framed double glazed window, space for free standing fridge/ freezer, laminate floor

LIVING ROOM

15'0" x 11'9"

A spacious room having a feature fire place with electric fire with tiled surround and hearth, three timber framed double glazed windows, double radiator, coving to ceiling, telephone door entry system.

BEDROOM 1

11'0" x 10'2"

The master bedroom has a full height double glazed patio window with Juliet balcony, radiator, full range of fitted wardrobes.

BEDROOM 2

7'6" x 10'9"

Timber framed double glazed window, radiator, recessed fitted wardrobes.

BATHROOM

white suite comprising low level w/c, pedestal basin with mixer tap, bath with shower over, fully tiled walls and floor, radiator, timber framed double glazed window, extractor, shaver point

EXTERNALLY

Externally there are gated communal gardens and an allocated parking space.

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

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