



## 28 West Wear Street, Sunderland, SR1 1XD

£85,000

FAB PAD... this stunning two bedroom second floor apartment is impressive offering spacious accommodation in this popular and convenient location close to the City Centre. Panoramic views over the riverside to the North. The immaculate accommodation benefits from night storage heating, full double glazing and good decorative order throughout. Comprising; hallway, living room with balcony overlooking riverside, opening through to fully fitted kitchen with appliances, two double bedrooms one which has an en suite shower room/w.c, main bathroom/w.c with three piece suite and shower.

**Accommodation Comprises -**  
**Second Floor -**  
**Hallway**



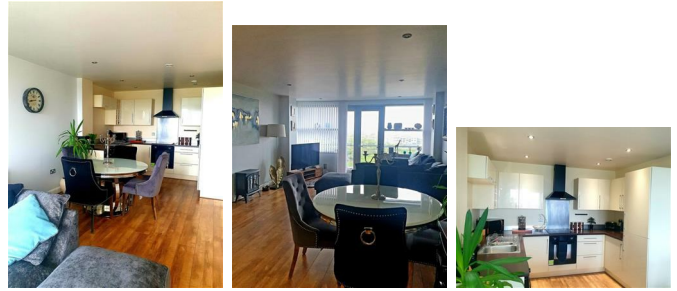
Electric radiator, two storage cupboards

**Living Room 13'7" x 18'11" (4.16 x 5.78 )**



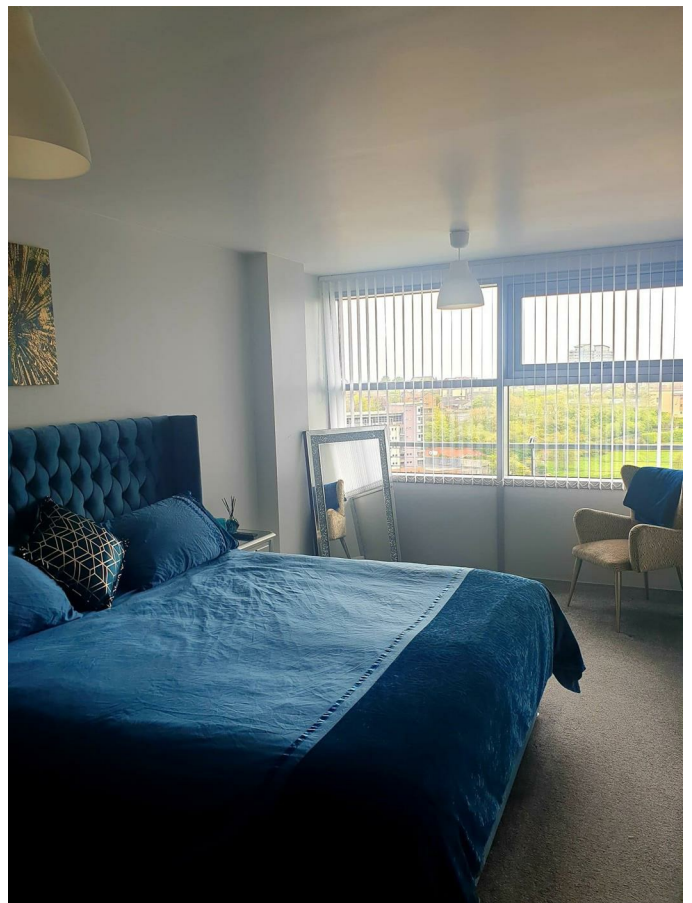
Electric radiator, french door leading to balcony, opening through to Kitchen

**Kitchen 7'8" x 10'6" (2.34 x 3.21 )**



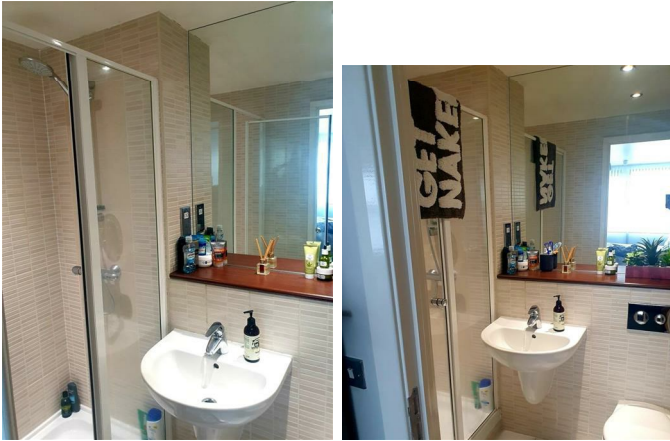
Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, electric oven and electric hob with cooker hood, automatic washing machine, fridge/ freezer, dish washer.

**Bedroom One 9'3" x 20'0" ( 2.82 x 6.1 )**



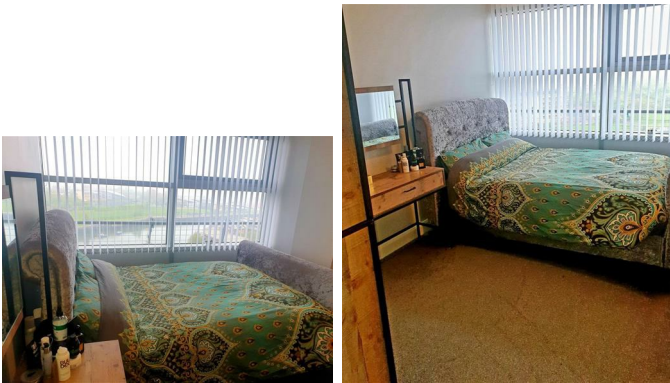
Electric radiator

## Ensuite



Electric heated towel rail, fully tiled walls, spot lighting to ceiling, suite comprising double shower cubicle with plumbed in shower, wash hand basin and low level w.c

## Bedroom Two 8'11" x 14'7" ( 2.73 x 4.45 )



Electric radiator

## Bathroom



Fully tiled walls, spot lighting to ceiling, mirror to wall, suite comprising panelled bath with shower connection, wash hand basin in vanity unit and low level wc

## Externally



The apartment benefits from a secure car parking space beneath the block accessed via electric gates.

## Please Note

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

**MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

**PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise

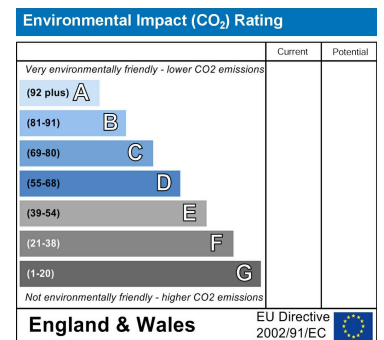
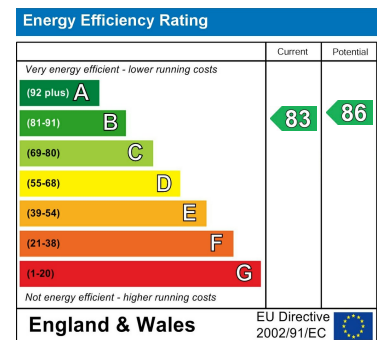
as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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