

58 West Wear Street, Sunderland, SR1 1XD

£85,000

CITY PAD WITH A TENANT INCLUDED... two bedroom third floor apartment 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. Additional benefits include: A Lift, double glazing and a parking space. The tenant has a 12 month tenancy paying £730 pcm.

Communal Entrance

Accessed via entrance phone system with lift or stairs to third floor.

Entrance Hallway

Two well proportioned storage cupboards and leading to the main body of the apartment.

Open Plan Living Kitchen Area 26'1" x 13'11" (7.95m x 4.24m)



With oversized windows and glass paned patio door to balcony taking full advantage of the magnificent views and providing access to the balcony, offering ample space for lounge and dining purposes. Features include telephone point, television aerial point, convector heater, entrance phone and open to:

Kitchen Photo



Fitted with a contemporary range of cream high gloss units to wall and base with chrome furniture and timber effect laminated roll top work surfaces over incorporating a four ring halogen hob, electric oven and brushed steel filter hood. Other benefits include brushed steel splash backs, 1½ basin drainage sink with chrome effect tap fitting, integrated larder

fridge freezer, dishwasher, washer dryer, wine rack, spot lighting, vinyl flooring and extractor to ceiling.

Bedroom One 20'3" x 9'3" (6.19m x 2.82m)

Oversized windows exemplifying the overall impression of light and space, this superbly proportioned double bedroom with telephone point, television aerial point, convector heater and door into:

En Suite Shower Room



Fitted with a white low level WC, hand basin with tap fitting and oversized separate shower unit with chrome shower fitting. Other benefits include ceramic floor tiling, wall tiling, wall mounted oversized dressing mirror, spot lighting, chrome heated towel rail and extractor to ceiling.

Bedroom Two 8'11" x 12'2" (2.73m x 3.72m)



Double bedroom with oversized windows taking full advantage of the excellent views. With convector heater.

Bathroom



Fitted with a white three piece suite with chrome furniture including low level WC,

hand basin with tap fitting and panelled bath with bath shower attachment. Other benefits include ceramic floor tiling, ceramic wall tiling, oversized dressing mirror with display plinth under, extractor to ceiling, spot lighting and chrome heated towel rail.

Balcony



Stretching the full width of the apartment, overlooking the adjacent river and with North Sea views in the distance.

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

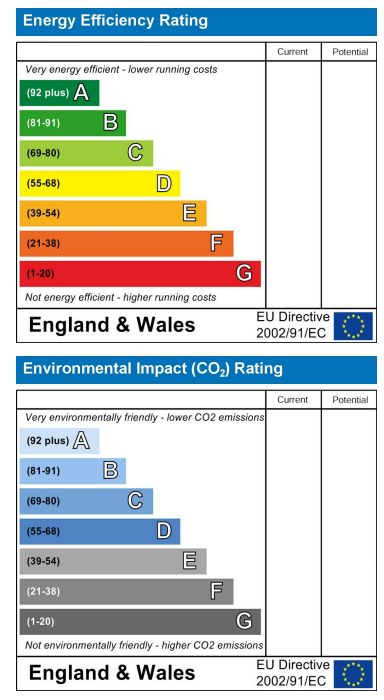
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Floor Plan

Area Map



Energy Efficiency Graph



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