



38 Bonners Raff Chandlers Road, Sunderland, SR6 0AD

Guide price £130,000

Penthouse! Penthouse!! Penthouse!!!

Looking for a Penthouse in the City of Sunderland? Look no further than this simply stunning duplex apartment with a corner plot and beautiful views up and down the River Wear and across Sunderland.

With great pleasure we offer For Sale via Option A – Unconditional Online Auction with a 'BUY IT NOW PRICE' of £130,000 + Auction Fees, this three-bedroom luxury apartment in the ever-popular Bonners Raff development.

The accommodation is located on the top floor of the development and benefits from a corner plot with elevated open aspect views across Sunderland. The property briefly comprises: communal entrance with lift and hall to private front door, inner hall with staircase to first floor, utility room with additional large storage, white family bathroom WC with Jack and Jill to bedroom two, bedroom three with views over the River Wear, master bedroom suite with double French patio doors and private balcony, fitted wardrobes and impressive white en-suite shower room WC. To first floor is an open plan, lounge and dining area with fitted kitchen area and raised snug area. Additionally, is a cloaks WC and two patio doors to the raised south facing balcony with beautiful views down the River Wear, Monk Wearmouth Bridge and across Sunderland. Externally are two private allocated parking spaces via security shutter.

The property lies in a superb location for easy access into Sunderland City centre and only minutes' walk away, Metro station, University and shops.

A perfect purchase for a couple, first time buyer or investor. To truly appreciate an internal viewing is considered 'a must' and strictly by appointment only.

Hall

Utility Room 9'6" x 6'11" (2.90m x 2.13m)

Bathroom WC

Bedroom 2 12'0" x 8'10" (3.67m x 2.71m)

Bedroom 3 16'0" x 10'5" (4.88m x 3.20m)

Master Bedroom 19'9" x 13'6" (6.02m x 4.12m)

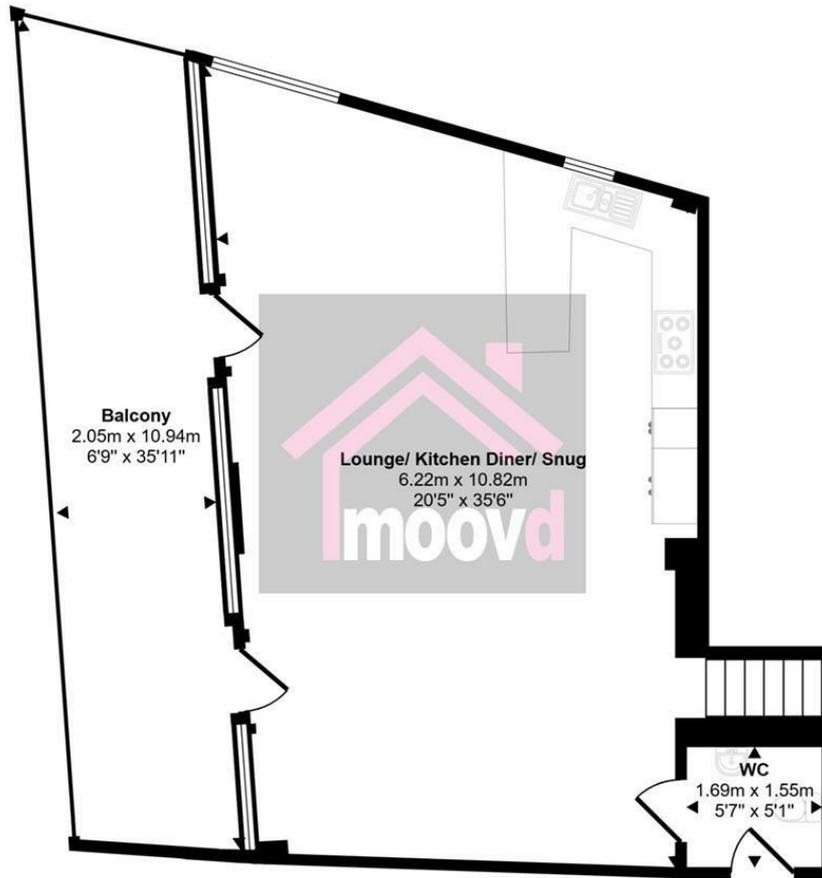
En-suite

Lounge/ Kitchen Diner/ Snug 35'5" x 20'4" (10.82m x 6.22m)

Balcony 35'10" x 6'8" (10.94m x 2.05m)

Externally

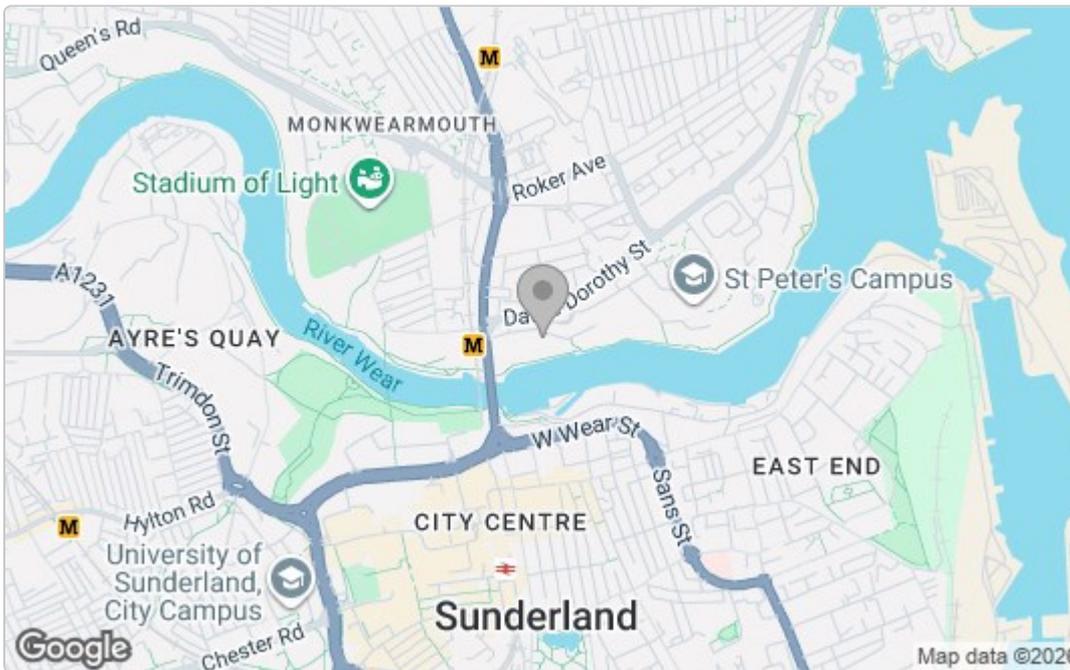
# Floor Plan



First Floor  
Approx 60 sq m / 649 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

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