



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## MOWBRAY ROAD, SUNDERLAND

£185,000

We are delighted to welcome to the market this stunning 2 bed duplex apartment situated in the highly regarded and much sought after St Cuthberts Hall development which is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. The apartment boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the DUPLEX apartment briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room with the kitchen having integrated appliances, Downstairs WC and to the Upper Floor, Landing, 2 Bedrooms and a Bathroom. Externally the development is accessed via an electrically operated security gate that leads to a courtyard with 2 allocated parking and communal gardens. Viewing of this exceptional apartment is highly recommended.

Apartment

Duplex

2 Bedrooms

Living Room

Kitchen

Luxury Bathroom Suite

Allocated Parking

EPC Rating: D



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### Entrance Hall

Laminate floor, wall mounted electric panel heater, feature glass inset to staircase

### Living Room

17'7" x 17'11"

The living room has three timber framed double glazed sash style windows to the front elevation and two timber framed double glazed sash style windows to the side elevation, wall mounted electric panel heater, laminate floor, opening to:

### Kitchen

10'5" x 10'6"

The kitchen has a comprehensive range of floor and wall units, integrated fridge, freezer and dishwasher, breakfast bar, laminate floor, sink and drainer with mixer tap, electric oven, electric hob with extractor over, recessed spot lighting, two timber framed double glazed sash style windows to the side elevation and one to the rear elevation.

### WC

Modern white suite comprising low level wc part tiled walls, wash hand basin set on a vanity unit, tiled floor, extractor, wall mounted electric panel heater

### First Floor

Landing, wall mounted electric panel heater

### Bedroom 1

13'4" x 14'3"

Velux style window, wall mounted electric panel heater, fitted walk in wardrobe

### Bedroom 2

11'3" x 9'10"

Rear facing, two velux style windows, wall mounted electric panel heater

### Bathroom

Luxury white suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower over with rainfall style shower head and additional shower attachment, tiled walls and floor, recessed spot lighting, extractor, electric chrome towel radiator

### Externally

Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

### Parking

There are two allocated parking spaces

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