



18a Park Place East, Christchurch, Sunderland, Tyne & Wear, SR2 8EE

£75,000

**THOMAS WATSON**

Estate Agents



A spacious basement apartment situated in this popular street within 10 minutes walking distance from the City centre and a variety of amenities including Mowbray park. The property benefits from gas central heating and comprises hallway, large living room, fitted kitchen with appliances, double bedroom, bathroom/wc and yard to rear with car parking space. Realistically priced.



## ACCOMMODATION COMPRISES HALLWAY

Double central heating radiator.

## LIVING ROOM (front) 4.88 x 6.18 (16'0" x 20'3")

Double central heating radiator. Storage cupboard.



## LIVING ROOM



## KITCHEN 1.50 x 3.39 (4'11" x 11'1")

Range of fitted wall, floor units and work surfaces. Circular stainless steel sink unit and single drainer. Electric oven and electric hob with cooker hood. Washing machine, frifge/freezer.



## BEDROOM (rear) 4.69 x 4.46 (15'5" x 14'8")

Double central heating radiator.



## BATHROOM 2.48 x 1.42 (8'2" x 4'8")

Panelled corner bath.



## SEPARATE WC 0.96 X 3.16 (3'2" X 10'4")

Central heating radiator. Wash hand basin and low level WC.



## EXTERNAL

Yard to rear with car parking space.



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