



MICHAEL HODGSON

estate agents & chartered surveyors





## PARK PLACE WEST, SUNDERLAND

£72,500

This delightful apartment is situated within an impressive four storey house in a highly desirable residential area, forming part of the Christchurch conservation area. Approached along a well maintained private tree lined avenue. This first floor flat briefly comprises; Entrance Hall, Living Room, Kitchen / Dining Room, Study/Home Office, Bedroom and Bathroom. Externally there is an allocated parking space to the rear of the property within a gated rear yard. This flat provides light, airy and spacious accommodation and is in close proximity to attractive parks and cafes in the city centre. The furniture within the property may be available by separate negotiations. Viewing is highly recommended.

Flat  
No Chain Involved  
Living Room  
Viewing Advised

First Floor  
1 Bedroom  
Kitchen / Dining Room  
EPC Rating: C



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### INVESTMENT OPPORTUNITY

The property would make an excellent investment opportunity having recently been let at a rental of £499 per month to a single tenant. In the past the property was let to a couple for £525 per month making this a healthy return on investment.

### ENTRANCE HALL

Laminate floor, leading to

### LIVING ROOM

15'2" x 11'10"

The living room has two single glazed sash windows, radiator, television point.

### KITCHEN / DINING ROOM

15'11" x 11'11" max

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, plumbed for washer, radiator, laminate floor, a single glazed sash window, telephone point, freestanding cooker.

### STUDY / HOME OFFICE

4'9" x 8'6"

Laminate floor, a useful storage / study space

### BEDROOM

7'7" x 15'11"

The bedroom has a walnut and mirrored double wardrobe, Radiator and laminate floor, sash single glazed window.

### BATHROOM

Modern white suite comprising low level WC, pedestal basin with tiled surround and shower over, bath with tiled surround, radiator and extractor.

### EXTERNALLY

Externally there is an allocated parking space to the rear of the property set within a gated rear yard.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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