



M I C H A E L H O D G S O N

estate agents & chartered surveyors



WEARHEAD DRIVE, SUNDERLAND

£85,000

We welcome to the market this immaculately presented second floor (top floor) apartment situated on the much sought after and highly desirable Wearhead Drive estate in Eden Vale which boasts a convenient location for Sunderland City Centre, Sunderland University, Sunderland Royal Hospital, local amenities and the region beyond. The apartment benefits from contemporary decor and is neatly presented throughout having Double Glazing, Gas Central Heating with the generous accommodation briefly comprises of; Entrance Hall, Living / Dining Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there are communal gardens and allocated parking space. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to appreciate this superb apartment.

Second Floor
2 Bedrooms
Kitchen
Allocated Parking

Apartment
Livingb / Dining Room
No Chain Involved
EPC Rating: C



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Entrance Hall

Laminate floor, radiator, loft access, two storage cupboards, telephone door entry system

Living Room / Dining Room

21'5" max x 13'7"

An open plan living room / dining room having two double glazed windows, coving to ceiling, recess spot lighting, radiator, provision for wall mounted TV

Kitchen

8'5" x 7'5"

The kitchen has a comprehensive range of floor and wall units, stainless steel sink with mixer tap, cupboard with wall mounted gas boiler, plumbed for washer, electric oven, gas hob with extractor over, space for a free standing fridge/freezer, recess spot lighting

Bedroom 1

11'5" x 9'7"

Double glazed window, radiator, recess spot lighting, coving to ceiling

Bedroom 2

9'10" x 6'9"

Double glazed window, radiator

Bathroom

White suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with shower over and tiled splashback, chrome towel radiator, recess spot lighting, extractor

Parking

Allocated courtyard parking to the rear of the apartment block

External

Externally there are communal gardens

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.

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