



Echo Building, West Wear Street, Sunderland

£55,000

2 DOUBLE BEDROOM APARTMENT WITH BALCONY

EN SUITE TO MASTER BEDROOM

OPEN PLAN KITCHEN/LOUNGE

EPC RATING C

IMPRESSIVE ELEVATED VIEWS OVER RIVER

LIFT ACCESS & PARKING

2 DOUBLE BEDROOM APARTMENT WITH EN SUITE TO MASTER BEDROOM – BALCONY WITH ELEVATED VIEWS OVER RIVER – CLOSE TO CITY CENTRE – INVESTMENT OR FIRST TIME BUYER OPPORTUNITY – NO CHAIN. Good Life Homes are delighted to bring to the market this wonderful 2 double bedroom apartment situated close to the City Centre and transport links. With the benefit of NO CHAIN, the property briefly comprises; entrance hall, open plan kitchen/lounge (integrated appliances in the kitchen), 2 double bedrooms with en suite to the master plus additional bathroom. Please note, all services/appliances have not and will not be tested. The property benefits from a balcony offering fabulous, elevated views over River Wear plus a car park with allocated spaces beneath the building. This would be a great property to acquire for a first time buyer or an investment opportunity. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home!

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ACCOMMODATION

ENTRANCE HALL

Carpet flooring, electric radiator, 6 doors leading off, 2 to built in cupboard, 1 of which houses the hot water tank and provides useful storage space, 1 to lounge/kitchen, 2 to bedrooms, 1 to bathroom.

LOUNGE/KITCHEN 26' 1" x 13' 11" (7.94m x 4.24m)

In the lounge area there is carpet flooring, entry phone, electric radiator, double-glazed window with pleasant views over the river. Double doors leading out to balcony. The Kitchen area comprises; laminate wood-effect flooring, range of wall and floor units in a cream high gloss finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half and single drainer, 4 ring ceramic electric hob with built in electric oven, extractor chimney, integrated fridge/freezer.

BEDROOM 2 14' 6" x 9' 0" (4.42m x 2.74m)

Carpet flooring, electric radiator, double-glazed window with pleasant views over the river. This is a double bedroom.

STORAGE CUPBOARD 2

Carpet flooring, shelving providing useful space, loft hatch.

BEDROOM 1 20' 4" x 9' 2" (6.19m x 2.79m)

Carpet flooring, electric radiator, double-glazed windows with pleasant views over the river. Door leading off to en suite. This is a double bedroom.

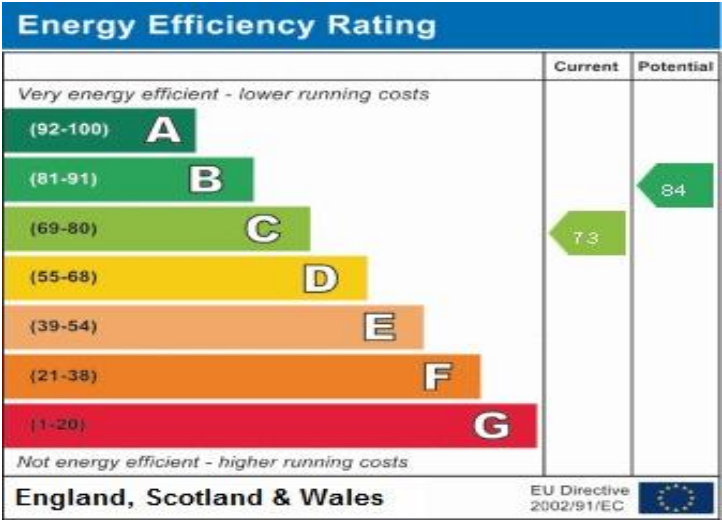
EN SUITE

Tiled flooring, electric heater, toilet with concealed cistern and push button flush, sink with chrome tap, separate shower cubicle with tray, handheld shower and glass door. Spot lights to ceiling, extractor fan.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

Tiled flooring, electric radiator, toilet with concealed cistern and push button flush, sink with chrome tap, bath with panel, hand held shower, curtain rail. Spot lights to ceiling and extractor fan.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.