



2 Park Road
Christchurch
Sunderland
SR2 8HR

£45,000
Leasehold

One Bedroom
First Floor Flat
Close to Local Amenities and Transport
Links
Investment Opportunity
Vacant Possession
Viewing Recommended





Safe and Secure welcome to the market this One Bedroom First Floor Flat in the centrally located area of Park Road, Sunderland.

This spacious flat is close to local amenities and transport links and would suit a variety of buyers. With vacant possession internal viewing is recommended.

ENTRANCE HALL

Entrance door and radiator.

DINING KITCHEN

12' 1" x 14' 9" (3.7m x 4.5m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor over, space for washing machine, radiator and double glazed window to side.

MASTER BEDROOM

7' 10" x 11' 1" (2.4m x 3.4m) Double glazed window to side and radiator.

BATHROOM

White three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to side.





Local Authority
Council Tax Band
EPC Rating

D

Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.