

Hallgarth Court  
Roker  
Sunderland  
SR6 0RG



good life   
sales & lettings

# Hallgarth Court

£170,000

## INTRODUCTION

SUPERB ROKER MARINA LOCATION OVERLOOKING RIVER - 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT - RECENTLY REFURBISHED WITH NEW BATHROOM & RE-DECORATION THROUGHOUT - NO CHAIN VACANT POSSESSION - GARAGE - WONDERFUL LIFESTYLE LOCATION ...

## ENTRANCE HALL

Laminate wood-effect flooring, radiator, built-in cupboard, telephone intercom system. Doors leading off to bathroom, lounge and 2 bedrooms.

## BEDROOM 1

Large double bedroom with carpet flooring, radiator, white uPVC double-glazed window. There are freestanding wardrobes comprising 2 double wardrobes and a set of drawers which may be available if required and a set of matching drawers which may be available if required - more details are available from the vendor.

## BEDROOM 2

Laminate wood-effect flooring, radiator, white uPVC double-glazed window.

## BATHROOM

Stylish vinyl flooring, radiator, recently installed fully renovated bathroom including white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap, separate shower fed from the main hot water system and glass shower screen over. The walls are finished in a stylish Metro tile around the bath, sink and toilet area. Extractor fan, LED recessed lights.

## LOUNGE

A stunning and lovely lounge. Laminate wood-effect flooring, double radiator, white uPVC double-glazed window and a stunning additional corner area measuring approx. 6ft 8" x 6ft 8" with fabulous windows overlooking the marina and riverside (see photos and video.)

## KITCHEN

Laminate wood-effect flooring, radiator, white uPVC double-glazed window with lovely views over the river from your kitchen sink. Fitted kitchen with a range of wall and floor units in a wood and contrasting colour finish and complementary laminate work surfaces. 4 ring gas hob, integrated extractor, integrated electric oven, white sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for washing machine, space for under bench fridge, wall mounted central heating Combi boiler, extractor fan.

## COMMUNAL ENTRANCE HALL

Secure entrance hall with stairs leading to first floor. Door leading into apartment.

## GENERAL

There are some outside well maintained community garden areas .

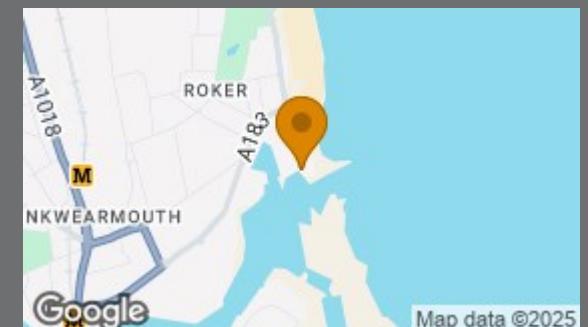


Local Authority

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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



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