



**HUNTERS**<sup>®</sup>  
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18 Liddell Court, Roker Marina, Sunderland, Tyne & Wear,  
SR6 0RH

# 18 Liddell Court, Roker Marina, Sunderland, Tyne & Wear, SR6 0RH

## £190,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* TOP FLOOR APARTMENT \* SEA VIEWS \* TWO BEDROOMS \* SECURE ENTRY SYSTEM \* GARAGE \* SPACIOUS THROUGHOUT \* COUNCIL TAX BAND - C \* EPC - C \*

Located on the sought after Roker Marina development, this top floor two bedroom apartment is ideal for those looking for coastal living.

Just moments away from the sea and all of the amenities that the Sunderland coastline has to offer as well being well placed for easy access to the city centre and beyond.

The property is well presented with plain modern decor and features two good sized bedrooms. There is a spacious lounge with a lovely glazed corner seating area and open aspect towards the coast.

Externally a garage is allocated to the apartment in a detached block.

An outstanding home that is available immediately.

Viewing essential.

Briefly comprises:

Entrance hall

Lounge

Kitchen,

Two bedrooms

Bathroom/wc,

Intercom entry

Garage in detached block

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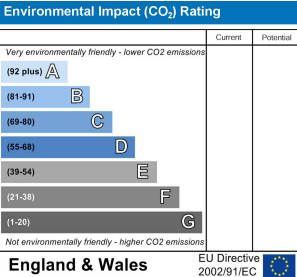
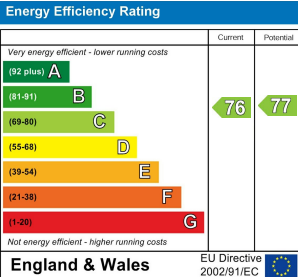
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Approximate total area<sup>(1)</sup>  
676.48 ft<sup>2</sup>  
62.85 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <i>Not energy efficient - higher running costs</i>	76	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















