



Beacon Drive, Sunderland

- Two Bedroom
- One Bathroom
- One Living Room
- EPC: C

£145,000



Tenure: Leasehold

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HERE TO GET *you* THERE

Beacon Drive, Sunderland

DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TOP FLOOR * TWO DOUBLE BEDROOMS * SECURE ENTRY SYSTEM * ALLOCATED PARKING * IDEAL FOR COASTAL WALKS * COUNCIL TAX BAND - C * EPC - C *

Located on the sought after Roker Marina development, this two bedroom apartment is ideal for those looking for coastal living and is sure to appeal to a wide range of buyers.

Just moments away from the River Wear 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 itself occupies a top floor position with spacious accommodation on offer throughout. Superbly presented and modern with the added benefit of loft space.

Externally there is allocated parking with additional visitor bays.

Access is via a secure entry system.

In summary, a great buy ! Viewing comes highly recommended.



Approximate total area⁽¹⁾
432.81 ft²
40.21 m²

(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.

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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>

