



78 River View Low Street

, Sunderland, SR1 2AT

Guide Price £45,000



Two bedroom first floor apartment pleasantly situated in this modern riverside development whilst being within a short walk to the City Centre where a host of shops, amenities and public transport links can be found. Vacant possession. Versatile living accommodation with Kitchen and Dining area, spacious Lounge, Main bedroom benefitting from En-Suite shower room, second bedroom providing versatile space. Main Bathroom with white suite.

Security entry system, lift and stairs to all floors. Sure to impress, early viewing urged to appreciate the the full potential!



First Floor Communal Hallway

Entrance Hall

Electric storage heater

Dining Area

12'2" x 10'8" (3.71m x 3.27m)

Double glazed window. Electric storage heater.

Kitchen

7'6" x 7'11" (2.29m x 2.42m)

Electric hob and oven with extractor fan over. Sink unit and mixer. Integrated dishwasher.

Lounge/Bedroom Three

18'1" x 8'11" (5.52m x 2.73m)

Spacious Lounge with double glazed window and electric storage heater.

Bedroom One

8'4" x 17'1" (2.56m x 5.23m)

Double glazed window.

En-Suite Shower Room

5'6" x 5'6" (1.68m x 1.69m)

White suite with shower cubicle, wash basin and WC. Tiled flooring.

Bedroom Two

8'5" x 9'2" (2.58m x 2.80m)

Versatile second bedroom

Bathroom

7'1" x 5'6" (2.17m x 1.70m)

White suite - Bath with shower attachment, wash basin and WC. Heated towel rail. Tiled flooring.

Disclaimer 1

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see www.agentspropertyauction.com

Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+vat (total £2400) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation.

Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice,

satisfy their requirements on all matters and have finance in place prior to purchase.

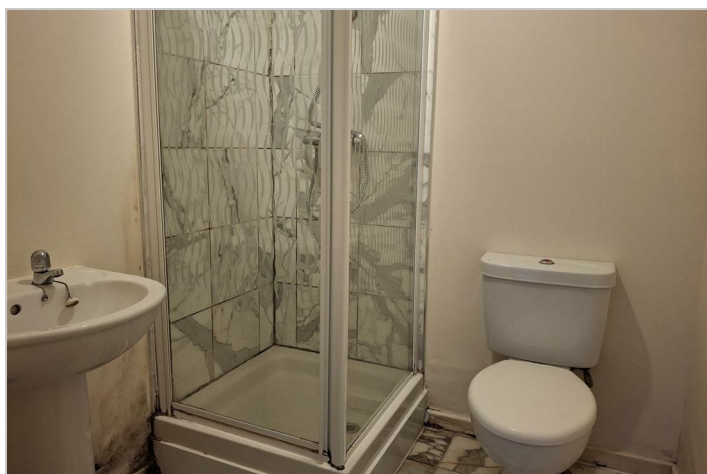
Details awaiting vendors approval.

Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (very low risk of surface water flooding. Low risk of surface water flooding from 2040-2060) and sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 17Mbps and the fastest package of 100Mbps at this postcode: SR1 2AT and mobile coverage is provided by EE (good outdoor), Three (good), O2 (good outdoor and variable indoor) and Vodafone (good)



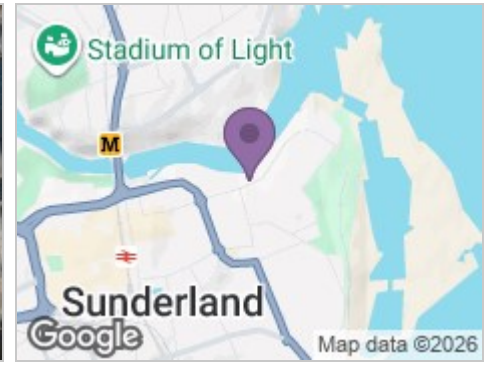
Road Map



Hybrid Map



Terrain Map



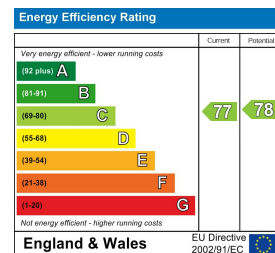
Floor Plan



Viewing

Please contact our The Agents Property Auction Office on 01661 831360 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.