



MICHAEL HODGSON

---

estate agents & chartered surveyors





## WEARHEAD DRIVE, SUNDERLAND

£74,950

\*\*\*NO ONWARD CHAIN\*\*\* A lovely modern ground floor apartment situated on the popular and convenient Wearhead Drive estate in Eden Vale which offers easy access to Sunderland City Centre, Sunderland University and Royal Hospital. Benefiting from uPVC Double Glazing, Gas Central Heating the living accommodation briefly comprises of; Entrance Hall, Living / Dining Room, Kitchen, 2 Bedrooms and Bathroom. Externally there are communal gardens and an allocated parking space. Viewing is highly recommended to appreciate the space on offer.

Apartment  
2 Bedrooms  
Kitchen  
No Chain Involved

Ground Floor  
Living / Dining Room  
Bathroom  
EPC Rating: C



## WEARHEAD DRIVE, SUNDERLAND

£74,950

---

### Entrance Hall

Two storage cupboards, telephone door entry phone

### Living / Dining Room

18'5" x 13'2"

Two double glazed windows, feature fireplace with electric fire, radiator

### Kitchen

7'4" x 8'0"

Range of floor and wall units, cupboard with wall mounted gas boiler, gas hob, electric oven, sink and drainer with mixer tap, space for a free standing fridge/freezer

### Bedroom 1

9'10" x 11'2"

Rear facing, double glazed window, radiator

### Bedroom 2

6'11" x 9'8"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal, bath with shower over an tiled splash back, radiator, extractor, recessed spot lighting

### Externally

Externally there are communal gardens

### Parking

One allocated parking space set within a courtyard to the rear of the property

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

