



M I C H A E L H O D G S O N

estate agents & chartered surveyors

WOODS TERRACE, SEAHAM

£450

Available Soon - Two Bed House – Woods Terrace Murton – Undergoing Extensive Refurbishment – More pictures to follow

This mid terraced two bed house, situated in Woods terrace, Murton, has been subject to an extensive refurbishment programme and has been done to an excellent standard. Conveniently located close to local shops, schools, travel links and Dalton Retail Park. Available soon, the property comprises the following:

Entrance lobby
Lounge with neutral décor and flooring
Spacious kitchen/diner with fully fitted handmade kitchen
Utility room with sink, space for washer and dryer
First floor landing
Modern family bathroom with white suite and over bath shower
Two large first floor bedrooms
Gas central heating
Full Upvc double glazing

Evening and weekend viewings available
Satisfactory references required without exception
Sorry, no pets

Mid Terraced House

2 Bedrooms

Living Room

Kitchen

Utility

Gas Central Heating

Undergoing Refurbishment

EPC Rating E

WOODS TERRACE, SEAHAM

£450

Entrance Lobby

Lounge

Neutral decor and flooring

Kitchen / Diner

Spacious kitchen / diner with fully fitted handmade kitchen

Utility

Sink, space for washer and dryer

First Floor

Landing

Bathroom

Modern family bathroom with white suite and over bath shower

Bedroom 1

Bedroom 2

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

