



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## RUNNYMEDE ROAD, SUNDERLAND £87,000

We offer For Sale this 2 bed end link house with NO ONWARD CHAIN INVOLVED. The property is conveniently location on Runnymead Road in Redhouse providing good access to the A1231, A19, local shops, schools and amenities and is likely to appeal to a wide variety of purchasers.. The living space briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a bathroom. Externally there is a front and rear garden. Viewing is highly recommended to fully appreciate the property on offer.

End Link House

2 Bedrooms

Living Room

Kitchen

No Chain Involved

Viewing Advised

Front & Rear Garden

EPC Rating: D



## RUNNYMEDE ROAD, SUNDERLAND

£87,000

---

### Entrance Vestibule

Radiator, stairs to first floor

### Living Room

13'3" x 12'9"

Double glazed window, radiator

### Kitchen

The kitchen has a range of floor units, tile splashbacks, stainless steel sink and drainer with mixer tap, two double glazed windows, radiator, electric oven, gas hob, laminate floor, door to the rear garden, recessed spot lighting

### First Floor

Landing, recessed spot lighting, loft access

### Bedroom One

9'10" x 13'3"

Front facing, double glazed window, radiator, recessed spot lighting

### Bedrom Two

Rear facing, double glazed window, radiator, recessed spot lighting

### Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath with mixer tap, double glazed window, chrome towel radiator, recessed spot lighting, extractor

### External

Externally there is a front and rear garden

### 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.

### TENURE

We are advised by the Vendors that the property is freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band A

# 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, SRI 1QX

---

0191 5657000

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

