



MICHAEL HODGSON

estate agents & chartered surveyors

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CORRY COURT, SUNDERLAND £180,000

This 2 bed semi detached bungalow is situated in a much sought after and highly regarded location on the cul-de-sac of Corry Court in High Barnes offering convenient access to Chester Road, the A19, shops, schools and amenities. The property offers huge potential and should be viewed to be fully appreciated with the living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front driveway leading to the house and garage whilst to the rear and side a generous garden having an extensive lawn and patio area in addition to access to the garage. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended.

Semi Detached Bungalow

2 Bedrooms

Living Room

Dining Room

No Chain Involved

Garage & Gardens

Viewing Advised

EPC Rating: D

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Entrance Vestibule

Tiled floor, leading to:

Living Room

14'9" to bay x 10'11"

The Living Room has a double glazed box bay window to the front elevation, double radiator, brick fireplace, opening to:

Dining Room

10'11" x 16'0" to bay

Radiator, double glazed bay window to the rear elevation

Kitchen

11'7" x 7'4"

Range of floor and wall units, tile splashbacks, stainless steel sink and drainer with mixer tap, double radiator, space for free standing cooker, double glazed window, storage cupboard, wall mounted gas central heating boiler

Bedroom One

11'0" to bay x 11'9"

Front facing, radiator, double glazed box bay window

Bedroom Two

9'6" x 10'11"

Side facing, double glazed window, radiator

Bathroom

Suite comprising low level wc, pedestal wash hand basin, bath, double glazed window, radiator

External

Externally there is a front driveway leading to the house and garage whilst to the rear and side a generous garden having an extensive lawn and patio area in addition to access to the garage and a useful store.

Garage

Accessed via and over garage door. There is the additional benefit of a workshop to the rear of the garage

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.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 29th September 1954. Any prospective purchaser should clarify this with their Solicitor

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

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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.

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