



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



CAMBERLEY CLOSE, SUNDERLAND £185,000

An opportunity to purchase a 2 bed detached bungalow that is situated on the much sought after Camberley Close in Tunstall that is offered For sale with NO ONWARD CHAIN. The property itself is in need of some modernisation and offers spacious living accommodation briefly composing of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Conservatory, 2 Bedrooms and Bathroom. Externally there is a front garden, to the rear a garden and block paved driveway leading to the garage. There is NO ONWARD CHAIN INVOLVED in the sale. The property must be viewed to fully appreciate the space, home and location on offer.

Detached Bungalow

2 Bedrooms

Living Room

Conservatory

Kitchen / Breakfast Room

Garage

No Chain Involved

EPC Rating: TBC



CAMBERLEY CLOSE, SUNDERLAND

£185,000

Entrance Hall

Radiator, storage cupboard

Living Room

11'5" x 19'7"

The living room has a feature fireplace with gas fire, patio doors leading to the conservatory, double glazed window to the side elevation

Kitchen / Breakfast Room

11'10" x 9'1"

The kitchen has a range of floor and wall units, tiled splashback, granite worktops, double electric oven, gas hob with extractor over, radiator, double glazed window

Conservatory

Full range of double glazed windows, tiled floor, double glazed french doors leading to the garden

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap, double glazed window, chrome towel radiator, recessed spot lighting

Bedroom 1

11'10" x 11'4"

Front facing, radiator, range of fitted wardrobes

Bedroom 2

9'1" x 8'3"

Double glazed window, radiator, front facing

Externally

Externally there is a front garden, to the rear a garden and block paved driveway leading to the garage.

Garage

Single garage accessed via an electric roller shutter, wall mounted gas boiler

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 99 years from 01.12.1984. Any prospective purchaser should clarify this with their Solicitor

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

