



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



WOODSIDE, SUNDERLAND

£110,000

This superb top floor 1 bed apartment is situated in the sought after location of Ashbrooke on Woodside providing easy access to Sunderland City Centre, schools and local amenities. Internally the spacious and stylish living accommodation briefly comprises of; Entrance Vestibule, Living / Dining Room, Bedroom, Kitchen, Bathroom and a Loft Room accessed via stairs from the Landing. The apartment has a contemporary décor, a secure entrance with intercom system and offers ready to move into living space. Externally there are communal gardens, a garage to the rear and residents parking to the front. Early viewing is recommended to appreciate the property and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

1 Bedroom Flat
 Kitchen
 Garage
 Viewing Advised

Living Room / Dining Room
 Bathroom
 No Chain Involved
 EPC Rating: C



MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

WOODSIDE, SUNDERLAND

£110,000

Entrance Vestibule

Stairs to the upper floor

Landing

Spiralled staircase to the duplex loft room

Living Room/Dining Room

21'10" x 15'5"

The Living / Dining Room has a bay window to the front elevation incorporating three double glazed windows, radiator with cover, feature fireplace

Bedroom

17'1" max x 14'5"

Rear facing, exposed wood floor, full range of fitted wardrobes, storage under eaves, radiator, window seat, double glazed window, cupboard with gas central heating boiler

Bathroom

Modern white suite comprising low level wc, wall hung wash hand basin with mixer tap, two double glazed windows, chrome towel radiator, tiled floor, bath with mixer tap, recessed spot lighting, shower cubicle

Kitchen

14'6" x 9'0"

The Kitchen has a comprehensive range of floor and wall units, stainless steel sink with mixer tap, breakfast bar, three double glazed windows, electric hob, double electric oven, integrated fridge freezer, tiled floor

Loft Room

Accessed via a spiralled staircase from the landing, t-fall roof in part, two Velux style windows, storage under eaves

Garage

Single garage to the rear

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 01.11.1989. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band B

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

