



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



EDEN HOUSE ROAD, SUNDERLAND £45,000

This 1 bed ground floor flat should be viewed to be appreciated is situated on Eden House Road in Eden Vale just off Durham Road. The property is offered For Sale with NO ONWARD CHAIN and is likely to appeal to wide range of purchasers. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen, Shower Room and 1 Bedroom. Externally there is a front forecourt and shared rear yard. Eden Vale offers easy access to Sunderland University, Hospital in addition to the City Centre. Viewing is advised.

Flat
1 Bedroom
Kitchen
No Chain Involved

Ground Floor
Living Room
Shower Room
EPC Rating: C



EDEN HOUSE ROAD, SUNDERLAND

£45,000

Entrance Hall

Laminate floor, storage cupboard

Living Room

14'1" max x 15'7" max

The living room has a double glazed bay window to the front elevation, radiator, feature fire with gas fire.

Bedroom

7'9" max x 11'4" max

Rear facing, double glazed window, radiator.

Kitchen

14'5" max x 10'9" max

Range of floor and wall units, double glazed window, radiator, electric oven, gas hob, wall mounted gas central heated boiler, storage cupboard.

Rear Passage

Tiled floor, door to the rear yard

Shower

Low level WC, pedestal basin, shower cubicle, tiled floor.

Externally

Externally there is a front forecourt and a rear yard.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 20 November 1981 and on a typical tyneside flat agreement. 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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

