



MICHAEL HODGSON

estate agents & chartered surveyors

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EDEN HOUSE ROAD, SUNDERLAND £50,000

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

£50,000

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

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