



MICHAEL HODGSON

estate agents & chartered surveyors

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FULWELL ROAD, SUNDERLAND

£95,000

This 3 bed first floor flat is situated fronting Fulwell Road offering an excellent location well served by local amenities, shops, transport links as well as convenient access to both Sea Road and Sunderland City Centre. The property itself briefly comprises of: Entrance Hall with stairs leading to the First Floor, Landing, 3 Bedrooms, Living Room, Kitchen, and a Bathroom. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the location on offer.

Flat
3 Bedrooms
Kitchen
Viewing Advised

First Floor
Living Room
Bathroom
EPC Rating: TBC



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Entrance Vestibule
Stairs to the first floor.

First Floor
Landing, loft access.

Living Room
13'3" x 11'0"
Double glazed window, radiator.

Kitchen
Range of floor and wall units, gas hob with extractor over, sink and drainer with mixer tap, tiled floor, plumbed for washer, radiator, door to the rear yard.

Bedroom 1
11'8" x 10'2"
Front facing, 2 double glazed windows, range of fitted wardrobes, radiator.

Bedroom 2
8'4" x 8'0"
Rear facing, radiator, double glazed window, range of fitted wardrobes with storage above the bedspace.

Bedroom 3
Front facing, double glazed window

Bathroom
White suite comprising of a low level WC, pedestal basin, bath with shower over, tiled floor, double glazed window.

Externally
Externally there is a rear yard with roller shutter access.

TENURE
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1st august 1996. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

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

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