



MICHAEL HODGSON

estate agents & chartered surveyors

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THE STRAND, SUNDERLAND

£67,500

A neatly presented 2 bed ground floor flat that is likely to appeal to a wide variety of people and should be viewed to be fully appreciated. The property benefits having recently been decorated to a natural colour and new floor carpets and briefly comprises of; Entrance Hall, Living Room / Dining Room, 2 Bedrooms and a Bathroom. Externally there is an allocated parking space. The property is situated in the popular area of Lakeside Village close to Sainsburys Superstore, Durham Road and Doxford Park Shopping Centre and Business Park. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Flat

2 Bedrooms

Bathroom

No Chain Involved

Ground Floor

Living / Dining Room

Kitchen

EPC Rating: E

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Entrance Hall

Storage cupboard.

Living Room/Dining Room

17'7" max x 13'9" max

The living room / dining room has two double glazed window, 2 wall mounted electric panel heaters.

Kitchen

7'10" x 7'2"

The kitchen has a range of floor and wall units, tiled splashback, space for a freestanding cooker, stainless steel sink and drainer with mixer tap.

Bedroom 1

9'9" x 10'11"

Double glazed window, wall mounted electric panel heater.

Bedroom 2

6'5" x 9'10"

Double glazed window.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, chrome towel radiator, tiled floor.

Parking

Allocated parking space.

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 basis for a term of 999 years from 1st January 1990. 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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