



MICHAEL HODGSON

estate agents & chartered surveyors

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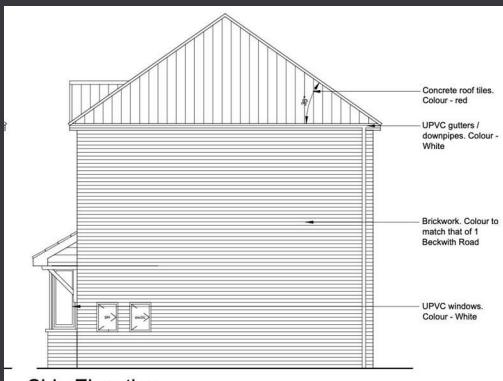
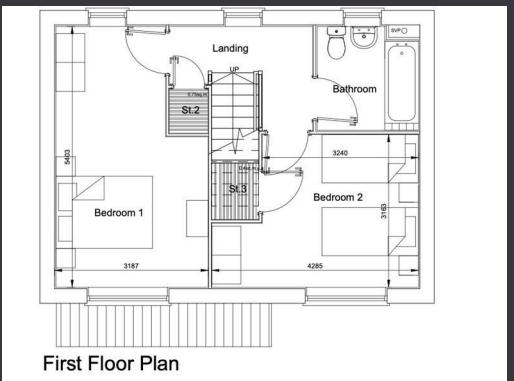
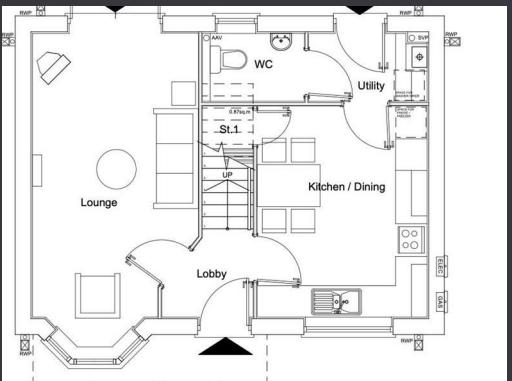


## BECKWITH ROAD, SUNDERLAND Offers In The Region Of £85,000

DEVELOPMENT LAND FOR SALE WITH PLANNING. Rarely does a development plot in East Herrington come to the market. Nestled on Beckwith Road in East Herrington this plot offers the discerning developer and purchaser the opportunity to build a modern home. Planning has been passed for the erection of a two storey detached dwelling. The planning reference with Sunderland City Council is 23/00976/FUL, copies of which can be supplied upon request. The contemporary designed detached residence will when built provide the following accommodation: Ground Floor - Lobby, Living Room, Kitchen / Dining Room, Utility, WC. First Floor - landing, 2 Bedrooms and a Bathroom. Externally there are gardens proposed to the front and rear plus a driveway for off street parking. Full plans and permissions are available upon request. Viewing is strictly by appointment.

Land For Sale  
Detached House  
Lounge  
Plans Upon Request

Planning Passed  
2 Bedrooms  
Kitchen / Dining Room  
Superb Location



## BECKWITH ROAD, SUNDERLAND

### Offers In The Region Of £85,000

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#### PLANNING

Planning has been passed for the erection of a two storey dwelling. The planning reference with Sunderland City Council is 23/00976/FUL, copies of which can be supplied upon request.

Prospective purchasers should make their own enquiries in relation to the planning permission.

#### ACCOMMODATION

The contemporary designed detached residence will when built provide the following accommodation:

#### GROUND FLOOR

Lobby, Living Room, Kitchen / Dining Room, Utility, WC

#### FIRST FLOOR

Landing, 2 Bedrooms and a Bathroom

Externally there are gardens proposed to the front and rear plus a driveway for off street parking.

#### PURCHASE PRICE

£85,000

#### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

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