



MICHAEL HODGSON

estate agents & chartered surveyors

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CLEVELAND ROAD, SUNDERLAND

£110,000

We offer to the market this neatly presented 2 bedroom ground floor flat. Situated on Cleveland Road in High Barnes being close to local schools shops and amenities as well as Sunderland Royal Hospital. The property briefly comprises of Entrance Vestibule, Living Room, Inner Hall, 2 Bedroom, Kitchen and Bathroom. Externally there is a front forecourt and rear yard. This property must be viewed.

We are advised by the Vendors that the property is Freehold subject to the lease of the first floor flat 205a Cleveland Road which is for a term of 99 years from 1st January 1991. The tenure is on the basis of a typical "tyneside flat agreement" Any prospective purchaser should clarify this with their Solicitor

Flat

2 Bedrooms

Kitchen

Rear Yard

Ground Floor

Living Room

Bathroom

EPC Rating D



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Entrance Vestibule

Living Room
14'4" max x 9'9" max

The living room has a front facing double glazed window, radiator, feature fire place, coving to ceiling.

Bedroom
14'4" max x 6'8" max

Front facing, double glazed window, radiator, range of fitted wardrobes.

Inner Hall

Bedroom 1
13'7" max x 10'0" max

Rear facing bedroom having double glazed french doors to the rear, radiator, range of fitted wardrobes.

Kitchen
18'0" max x 7'11" max

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, integrated fridge freezer, integrated electric oven, gas hob with extractor over, sink and drainer with mixer tap, recessed spot lighting, 2 double glazed windows, plumbed for washer, double glazed door to the rear, radiator, cupboard under the stairs.

Bathroom
Suite comprising of a low level WC, wash hand basin on a vanity unit, bath with shower over, radiator, double glazed window.

Externally
Externally the property has a front forecourt and to the rear is a yard accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE

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

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