



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



VALEBROOKE AVENUE, SUNDERLAND

£165,000

IN NEED OF MODERNISATION - An exciting opportunity to purchase this 4 bed mid terraced house on Valebrooke Avenue in Ashbrooke that offers a discerning purchaser huge potential and must be viewed to be fully appreciated. The property requires a full scheme of modernisation and improvements both internally and externally and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a forecourt and a rear yard with access to the garage. Enjoying a much sought after location the property is located within easy reach of local shops, schools and amenities as well as Sunderland City Centre. Viewing is highly recommended to fully appreciate the home, location and potential on offer.

Terraced House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

VALEBROOKE AVENUE, SUNDERLAND
£165,000

Entrance Hall
Radiator, stairs to the first floor

Living Room
17'5" to by x 14'11"
The living room has a bay window with three double glazed window, radiator in the bay.

Dining Room
The dining room has a parquet style floor, double radiator, double glazed window

Kitchen / Breakfast Room
18'9" x 10'3"
The kitchen has a range of floor and wall units, two double glazed windows, radiator, wall mounted gas boiler, door to the rear garden, stainless steel sink and drainer

First Floor
Landing

Bedroom 1
13'10" x 13'7"
Front facing, double glazed bay window, two wardrobes to two alcoves, double radiator

Bedroom 2
13'5" x 14'3"
Rear facing, double glazed window, double radiator, two fitted wardrobes to the alcoves

Bedroom 3
6'7" x 9'10"
Front facing, double glazed window, radiator

Bedroom 4
8'2" x 10'7"
Rear facing, double glazed window, double radiator, exposed wood floor

Bathroom
Wet room style shower room / bathroom having an electric shower, pedestal basin, bath, two double glazed windows

External
Externally there is a forecourt and a rear yard with access to the garage

Garage
single garage that requires significant works

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

