



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



THE STRAND, SUNDERLAND

£64,950

This 2 bed first floor flat that is likely to appeal to a wide variety of people and should be viewed to be fully appreciated. The property briefly comprises of; Entrance Hall, Living Room / Dining Room, 2 Bedrooms and a Bathroom. 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.

First Floor
Living / Dining Room
No Chain Involved
Lakeside Village

2 Bedrooms
Kitchen
Viewing Advised
EPC Rating: C



THE STRAND, SUNDERLAND

£64,950

Entrance Hall

Laminate floor.

Living Room/Dining Room

13'8" max x 17'7" max

A L shaped living/dining room having a double glazed box bay window and an additional double glazed window, 2 night storage heaters, laminate floor.

Kitchen

7'10" x 7'2"

The kitchen has a range of floor and wall units, tiled splashback, oven, hob, sink and drainer with mixer tap.

Bedroom 1

9'10" x 10'10"

Double glazed window, laminate floor, wall mounted electric panel heater.

Bedroom 2

9'10" x 6'5"

Double glazed window, radiator, laminate floor, wall mounted electric panel heater.

Bathroom

Suite comprising of a low level WC, pedestal basin with tiled splashback, bath with electric shower over, extractor.

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 for a term of 999 years from 1st January 1990. Any prospective purchaser should clarify this with their Solicitor

SERVICE CHARGE NOTE - The service charge was previously £134.95/ per month but to cover recent internal painting & decorating

to the building hallways etc will increase to £163.88 until October when it should return to the previous amount,

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

