



MICHAEL HODGSON

estate agents & chartered surveyors

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THE STRAND, SUNDERLAND  
£59,500

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 has one 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.

First Floor

Living / Dining Room

No Chain Involved

Lakeside Village

2 Bedrooms

Kitchen

Viewing Advised

EPC Rating: C



# THE STRAND, SUNDERLAND

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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** - We have been advised that the service charge is payable at £141 per month over 10 months.

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

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

