



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



EASTBOURNE SQUARE, SUNDERLAND £79,950

IN NEED OF MODERNISATION - NO CHAIN INVOLVED - This 3 bed semi detached house is in need of a full scheme of modernisation and improvements should be viewed to appreciate the works required. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front lawned garden and yard to the rear. Eastbourne Square in Carley Hill is a popular and convenient location boasting easy access to both the A1231 and A19 in addition to local shops, schools and amenities. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen

In Need Of Modernisation

No Chain Involved

EPC Rating: C



EASTBOURNE SQUARE, SUNDERLAND

£79,950

Entrance Hall
Stairs to first floor

Living Room
11'11" x 13'7"
Front facing, double glazed window, radiator, feature fireplace

Dining Room
10'9" x 10'7"
double glazed door to the rear, radiator

Kitchen
8'6" x 9'1"
Floor and wall units, double glazed window to the rear, space for
cooker, space for washing machine, wall mounted gas central heating
boiler, radiator, stainless steel sink and drainer

First Floor
Landing

WC
Low level wc, double glazed window

Bathroom
Double glazed window, radiator, pedestal wash hand basin, bath with
shower over

Bedroom One
14'7" x 9'6"
Front facing, double glazed window, double radiator

Bedroom Two
11'9" x 9'8"
Rear facing, double glazed window, double radiator

Bedroom Three
10'10" x 10'10"
Front facing double glazed window, radiator

External
Externally there is a front lawned garden and yard to the rear

COUNCIL TAX
The Council Tax Band is Band

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

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

