



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



THORNHOLME ROAD, SUNDERLAND £105,000

An immaculately presented 2 bedroom second floor apartment situated in The Craft on Thornholme Road which is a sought after gated development constructed by Charles Church providing easy access to Sunderland City Centre, local amenities and excellent transport links. The apartment benefits from spacious living space that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers briefly comprising of: Entrance Hall, Living Room / Dining Room, Kitchen, 2 Bedrooms, Bathroom and 2 En Suites. Externally there are communal gardens and an allocated parking space, the development is accessed via electronically operated security gates from Thornholme Road. Viewing is highly recommended.

Second Floor
2 Bedrooms
Separate Kitchen
Allocated Parking

Apartment
Living / Dining Room
Bathroom & 2 En Suites
EPC Rating: C

MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors

MICHAEL HODGSC
estate agents & chartered surveyors

MICHAEL HODGSC
estate agents & chartered surveyors

MICHAEL HODGSC
estate agents & chartered surveyors

THORNHOLME ROAD, SUNDERLAND

£105,000

Entrance Hall

Laminate floor, night storage heater, storage cupboard.

Living Room/Dining Room

17'1" max x 17'7" max

The living/dining room has a timber framed double glazed bay window, wood strip floors.

Kitchen

9'4" x 10'8"

The kitchen has a range of floor and wall units, integrated fridge freezer, washing machine, stainless steels sink and drainer with mixer tap, electric oven, electric hob with extractor over, wine rack, wall mounted electric panel heater.

Bedroom

17'5" max x 10'0" max

Timber framed double glazed window, wall mounted electric panel heater.

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splash back, electric towel radiator, recessed spot lighting, shower, electric space heater.

Bedroom

9'7" x 9'8"

Tiled floor, double glazed window, laminate floor.

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, electric towel radiator, electric space heater, shower cubicle with tiled splashback, recessed spot lighting.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, bath with mixer tap and tiled splashback, extractor, electric towel radiator, recessed spot lighting.

Parking

One allocated parking space

Externally

Externally there are communal gardens.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st January 2004. 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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

