



MICHAEL HODGSON

estate agents & chartered surveyors

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SHAFTESBURY AVENUE, SUNDERLAND £75,000

IN NEED OF MODERNISATION - The property is located on Shaftesbury Avenue in Ryhope and requires a full scheme of modernisation and improvements both internally and externally and must be viewed to fully appreciate the works needed and potential on offer. Ryhope offers excellent transport and communication links to the A19, Sunderland City Centre and beyond, in addition to being close to shops, schools and amenities. The property internally briefly comprises: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front a rear garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the potential on offer.

Semi Detached House

2 Bedrooms

Living Room

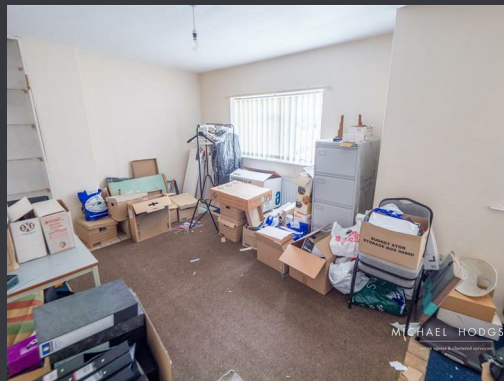
Kitchen / Dining Room

No Chain Involved

Full Scheme of Works
Required

Viewing Advised

EPC Rating: TBC



SHAFTESBURY AVENUE, SUNDERLAND

£75,000

Entrance Hall
Stairs to the first floor, radiator.

Living Room
12'4" x 11'9"
Radiator.

Kitchen/Dining Room
15'6" x 9'10"
Floor and wall units, radiator, rear facing

WC
Low level WC.

First Floor
Landing.

Bedroom 1
12'0" max x 18'3" max
Front facing, radiator.

Bedroom 2
11'2" x 12'3"
Rear facing, radiator.

Bathroom
Pedestal basin, bath, radiator.

Externally
Externally there is a front and rear garden.

COUNCIL TAX
The Council Tax Band is Band A.

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

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

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