

MICHAEL HODGSON

estate agents & chartered surveyors



ANNIE STREET, SUNDERLAND
£40,000

IN NEED OF MODERNISATION - SHORT LEASEHOLD - ONLY 56 YEARS LEFT ON THE LEASE - CASH BUYERS ONLY - An exciting opportunity to purchase a first floor 3 bed flat situated on Annie Street in Fulwell just off Sea Road that commands a much sought after location convenient for local shops, amenities, transport links as well as being within easy reach of the sea front and stunning coastline. The property is need of a comprehensive scheme of modernisation throughout and offers huge potential. Internally there living accommodation briefly comprises of: Entrance Vestibule with stairs to the First Floor Landing, Living Room, Kitchen, Bathroom and 3 Bedrooms. Externally there is a rear yard accessed via a roller shutter. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

- First Floor Flat
- 3 Bedrooms
- Living Room
- Kitchen &
- Only 56 years left on the lease
- In Need Of Modernisation
- No Chain Involved
- EPC Rating: TBC









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Entrance Vestibule
Stairs to the first floor, landing.

First Floor
Landing, radiator.

Living Room
12'6" x 12'5"
The living room has a double glazed window, radiator, fireplace with electric fire.

Kitchen
7'3" x 6'10"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double glazed window, electric oven, electric hob with extractor, radiator.

Rear Passage
Stairs to the rear yard.

Bathroom
white suite comprising of a low level WC, pedestal basin with mixer tap, radiator, bath with electric shower over, double glazed window.

Bedroom 1
16'10" to bay x 12'5"
Front facing, double glazed bay window, radiator.

Bedroom 2
7'1" x 9'7"
Front facing, double glazed window, radiator.

Bedroom 3
11'1" x 7'0"
Double glazed window, radiator, wall mounted gas central heating boiler.

Externally
Externally there is a rear yard accessed via a shutter.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 99 years from 14 September 1983.

There are only 56 years left on the lease, prospective purchasers should check with their solicitor and mortgage provider, if applicable, as to the suitability of the short lease for lending purposes. Any prospective purchaser should clarify this with their Solicitors

The seller will only consider offers from cash buyers.

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