



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## FULWELL ROAD, SUNDERLAND

£99,950

A deceptively spacious 2 bed first floor flat situated fronting Fulwell Road offering an excellent location well served by local amenities, shops, transport links as well as convenient access to both Sea Road and Sunderland City Centre. The property offers versatile living space briefly comprising of: Entrance Hall with stairs leading to the First Floor, Landing, 2 Bedrooms, Living Room, Dining Room with a Bedroom 3 Area, Kitchen / Breakfast Room and a Bathroom. Viewing is advised to appreciate the space and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Flat

2 Bedrooms

Sitting / Dining Room

No Chain Involved

First Floor

Living Room

Kitchen / Breakfast Room

EPC Rating: E



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### Entrance Hall

Double radiator, stairs to the first floor.

### First Floor

Landing., double glazed window, radiator.

### Living Room

11'2" x 12'9"

Two double glazed windows to the front elevation, radiator, feature fireplace, opening to;

### Dining Room

16'5" x 10'3"

Two double glazed windows, double radiator, storage cupboard. Part of this room has been sectioned off with a wall to created a 3rd bedroom area.

### Kitchen/Breakfast Room

9'7" x 13'6"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, glass display cabinet, electric oven, electric hob, double glazed window, double radiator, cupboard with wall mounted gas central heating boiler, wine rack.

### Bathroom

White suite comprising low level wc, pedestal basin, corner bath with mixer tap and shower attachment, double glazed window, double radiator.

### Bedroom 1

10'9" max x 13'11" max

Two double glazed windows, radiator, recessed wardrobes to one alcove, ornate fireplace.

### Bedroom 2

16'1" x 9'6" max

Double glazed window, radiator, door leading to bedroom 1

### Bedroom 3 Area

Set within the dining area.

### COUNCIL TAX

The Council Tax Band is Band A

### TENURE

We are advised by the Vendors that the property will be held on a new 999 year long leasehold. Any prospective purchaser should clarify this with their Solicitor

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