



MICHAEL HODGSON

estate agents & chartered surveyors



WOODSIDE, SUNDERLAND £150,000

This superb lower ground floor 3 bed flat is situated in the sought after location of Ashbrooke on Woodside providing easy access to Sunderland City Centre, schools and local amenities. Internally the spacious and stylish living accommodation briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining Room, Bathroom and 3 Bedrooms. Externally there are communal gardens, a garage to the rear and residents parking to the front. Early viewing is recommended to appreciate the property and location on offer.

Flat

3 Bedrooms

Kitchen / Dining Room

Lovely Property

Lower Ground floor

Living Room

Garage

EPC Rating: D



WOODSIDE, SUNDERLAND

£150,000

Entrance Vestibule

Leading to the inner hall

Inner Hall

Leading to the living room

Living Room

23'6" max x 22'0" max

A generous living room having a herringbone style laminate floor, 2 radiators, bay window to the front elevation, feature fireplace with gas fire.

Kitchen / Dining Room

26'10" max x 8'6"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, double glazed window, Belfast style sink with mixer tap, laminate floor, integrated fridge, freezer, dishwasher, Laminate floor, radiator,

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a storage unit, walk in shower with tiled splashback and a rainfall style shower head and an additional shower attachment, part tiled walls, roll top bath with mixer tap, recessed spot lighting, radiator.

Bedroom 1

12'10" x 17'4"

Double glazed window, radiator, laminate floor, storage cupboard.

Bedroom 2

13'5" x 8'2"

Timber framed double glazed window, radiator, exposed wood floor

Bedroom 3

13'8" x 8'2"

Timber framed double glazed window, radiator, exposed wood floor

Laundry

6'0" x 8'7"

Plumbed for washer and dryer, accessed from the inner hall

Garage

Single garage in a block to the rear

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 125 years from 24th June 2007 in addition to a share of the management company. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

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

