



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## TARN DRIVE, SUNDERLAND

£59,950

---

This 1 bed ground floor flat is offered For Sale with NO ONWARD CHAIN INVOLVED being Situated on Tarn Drive in Grangetown which offer an excellent location providing easy access to the A19, Sunderland City Centre in addition to local shops and amenities. The property is likely to appeal to a wide variety of purchasers and briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Bathroom and Bedroom. Externally there is courtyard parking available to the front and a lawned garden area. Viewing is highly recommended.

Flat  
1 Bedroom  
Kitchen  
Garden

Ground Floor  
Living Room  
Bathroom  
EPC Rating: C

## TARN DRIVE, SUNDERLAND

£59,950

---

### Entrance Vestibule

Laminate floor, leading to the living room.

### Living Room

15'1" x 9'7"

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

### Bedroom

11'4" max x 11'2" max

Rear facing, double glazed window, radiator, laminate floor, range of fitted wardrobes.

### Inner Hall

Laminate floor, storage cupboard.

### Kitchen

9'10" x 5'2"

Range of floor and wall units, tiled splashback, sink and drainer with mixer tap, double glazed window, plumbed for washer.

### Bathroom

Bath, pedestal basin, low level WC, double glazed window, laminate floor.

### 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 held on a lease for a term of 99 Years From 1 December 1983. 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](http://www.michaelhodgson.co.uk)

