



MICHAEL HODGSON

estate agents & chartered surveyors

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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

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Entrance Vestibule

Laminate floor, leading to the living room.

Living Room

15'1" x 9'7"

Double glazed window, laminae 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

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