



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



THORNHILL GARDENS, SUNDERLAND £99,950

This 2 bedroom second floor apartment is available with NO ONWARD CHAIN. Situated on Thornhill Gardens in Thornhill located close to Sunderland City Centre, Sunderland University, Sunderland Royal Hospital, local schools and amenities. The property situated on the second floor (top floor) and briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Kitchen, 2 Bedrooms and Bathroom. Externally there is shared secure parking. Viewing is highly recommended.

Apartment
2 Bedrooms
Kitchen
No Onward Chain

Second Floor (Top Floor)
Living Room
Must be Viewed
EPC Rating C



THORNHILL GARDENS, SUNDERLAND

£99,950

Entrance Vestibule

Stairs to the first floor.

Inner Hall

velux style window, entry system

Living Room/ Dining Room

15'7" max x 15'10" max

A spacious room having a double glazed window, radiator, t fall roof in part.

Kitchen

8'9" max x 9'0" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, cupboard with wall mounted gas central heated boiler, integrated fridge freezer, space for washing machine, recessed spot lighting radiator, double glazed window.,

Bedroom

15'6" max x 8'8" max

Double glazed window, radiator, t fall roof in part.

Bedroom

15'7" x 8'11"

Double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, wash hand basin on a vanity unit, bath with shower over, loft access, velux style window, radiator.

Loft

Loft for storage

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

Externally

Externally there is shared secure parking.

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

