



M I C H A E L H O D G S O N

estate agents & chartered surveyors



EDEN VALE, SUNDERLAND

£425 Per Month

Available Now – Excellent One Bed Ground Floor Flat – Off Street Parking – Recently Refurbished to a High Standard – Close to City

We are delighted to offer this one bed ground floor flat situated in Eden vale, on Durham Road. This property has recently been subject to a full and extensive programme of refurbishment and offers a high standard of accommodation.

Close to Sunderland City Centre, University, Metro and all amenities, the property is ideally situated and will comprise the following:

- Communal entrance off Durham Road
- Spacious lounge with neutral décor and flooring
- Double bedroom to the rear with neutral décor and flooring
- En suite bathroom/wc
- Fully fitted kitchen with built in appliances
- Access to rear yard and off street parking via up and over door
- Gas central heating
- Upvc double glazing

Weekend and evening viewings available.
Satisfactory references required without exception.
Sorry, no pets

Ground floor Flat

Kitchen

Rear Yard

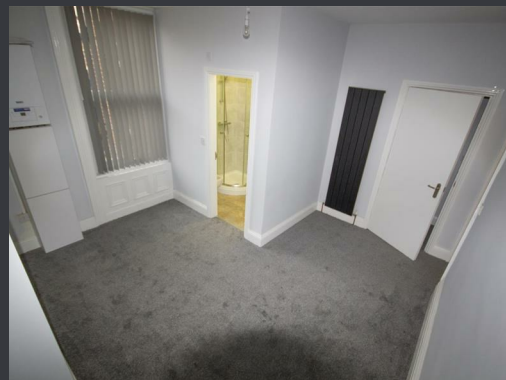
Available Now

2 Bedroom

En Suite Bathroom

Off Street Parking

EPC: D



EDEN VALE, SUNDERLAND

£425 Per Month

Communal Entrance

Lounge

Double Bedroom

En Suite Bathroom

Kitchen

External

Off street parking in rear yard

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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

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.

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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.

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