



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

estate agents & chartered surveyors



MALTBY CLOSE, SUNDERLAND

£79,950

Available with NO ONWARD CHAIN this 2 bed first floor flat is situated on Maltby Close in Moorside ideally located to provide easy access to local shops, amenities, Doxford International Business Park and the A19. The property briefly comprises of: Entrance Vestibule with Stairs leading to the First Floor, Landing, 2 Bedrooms, Bathroom, Living Room and a Kitchen. Externally there is a garage in a separate block. Viewing is highly recommended.

Flat

First Floor

Garage

Leasehold

No Onward Chain

2 Bedrooms

Tax Band A

EPC Rating: C



MALTBY CLOSE, SUNDERLAND

£79,950

Entrance Vestibule

Stairs to the first floor

First Floor

Landing

Living Room

11'3" x 14'11"

The living room has a double glazed window to the front elevation

Kitchen

6'11" x 8'11"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, recessed spot lighting, laminate floor, radiator

Bedroom 1

8'9" x 12'4"

Front facing, double glazed window, radiator

Bedroom 2

8'9" x 9'11"

Rear facing, double glazed window, radiator, cupboard with wall mounted gas boiler

Bathroom

Modern white suite comprising low level we, pedestal basin with mixer tap, laminate floor, double glazed window, recessed spot lighting, bath with shower over and tiled splash back

Garage

Single garage in separate block

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

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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