



MICHAEL HODGSON

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CRANBROOK, SUNDERLAND £125,000

A 2 bed ground floor apartment situated in the highly regarded Cranbrook development in Barnes which is situated just off Silksworth Lane close to Barnes Park, local amenities and road links to Sunderland City Centre. The property itself benefits from gas central heating, double glazing with the internal accommodation briefly comprises of: Entrance Hall, Kitchen, Living Room, 2 Bedrooms & Shower Room. Externally there is an allocated parking space and communal garden. Viewing of this property is highly recommended.



CRANBROOK, SUNDERLAND

£125,000

Entrance Hall

Storage cupboard, radiator.

Living Room

16'3" max x 12'9" max

The living room has rear facing double glazed French doors, 2 radiators, coving to ceiling,

Kitchen

10'2" max x 7'8" max

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, plumbed for washer, cupboard with wall mounted gas central heated boiler, integrated oven, gas hob with extractor over, radiator, tiled splash back, double glazed window.

Bedroom 1

10'4" x 10'9"

Front facing, double glazed window, radiator

Bedroom 2

11'5" x 9'8" max

Rear facing, double glazed window, radiator

Shower Room

Suite comprising of a wc and wash hand basin on a vanity unit, shower, towel radiator, double glazed window, storage cupboard.

COUNCIL TAX

The Council Tax Band is Band B

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.

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

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