



MICHAEL HODGSON
estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



WEST SUNNYSIDE, SUNDERLAND

£74,950

A neatly presented 1 bed ground floor flat situated in The Old Post Office development on West Sunnyside in the City Centre of Sunderland in the heart of the Sunnyside area which boasts a vibrant location being close top shops, bars, restaurants and cafes. The property benefits from living accommodation briefly comprising of: Entrance Hall, Living / Dining / Kitchen, Bedroom, bathroom. This sought after apartment must be viewed to be fully appreciated.

Apartment
1 Bedrooms
Bathroom
City Centre

Ground Floor
Kitchen / Living / Dining
Room
Viewing Advised
EPC Rating: E



WEST SUNNISIDE, SUNDERLAND

£74,950

Entrance Hall

Laminate floor, storage cupboard, electric panel heater.

Living Room / Dining Room / Kitchen

22'2" max x 21'3" max

An open plan kitchen/dining room/living room having laminate floor, electric panel heater, storage cupboard

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, breakfast island with electric hob and extractor over, electric oven, integrated dishwasher and washing machine.

Bedroom

13'3" x 13'10"

Laminate floor.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, towel radiator, recessed spot lighting, extractor, tiled floor plumbed for washer.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st January 2005. Any prospective purchaser should clarify this with their Solicitor

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

