



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## FRINTON PARK, SUNDERLAND

£114,950

An immaculately presented 2 bed first floor apartment situated in the highly regarded Frinton Park modern development in Barnes which is situated just off Silksworth Lane close to Barnes Park, local amenities and within easy reach of Sunderland City Centre. The property itself benefits from gas central heating, double glazing, contemporary decor, a modern bathroom suite and briefly comprises of: Living Room, Kitchen, 2 Bedrooms & Bathroom. Externally there is an allocated parking space and to the rear a communal lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.

Flat  
Living Room  
Kitchen  
Allocated Parking

First Floor  
2 Bedrooms  
Bathroom  
EPC Rating: C



FRINTON PARK, SUNDERLAND

£114,950

---

Entrance Vestibule  
Shared staircase to the first floor.

Living Room  
14'0" x 15'5"  
The living room has a double glazed window, radiator.

Inner Hall  
Radiator, storage cupboard.

Kitchen  
11'3" max x 9'8" max  
The kitchen has a range of floor and wall units, electric oven, electric hob with tiled splashback and extractor over, space for a free standing fridge/freezer, plumbed for washer, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom1  
11'3" x 10'10"  
Front facing, double glazed window, radiator, storage cupboard.

Bedroom 2  
11'5" max x 9'7" max  
Rear facing, double glazed window, radiator, loft access.

Bathroom  
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, part tiled walls, bath with mixer tap, and shower over, double glazed window, recessed spot lighting, extractor, storage cupboard, chrome towel radiator.

Parking  
One allocated parking space.

COUNCIL TAX  
The Council Tax Band is Band B.

TENURE  
We are advised by the Vendors that the property is held on a long

leasehold for a term of 999 years from 1st January 2000.. 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](http://www.michaelhodgson.co.uk)

