



MICHAEL HODGSON

estate agents & chartered surveyors

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## SHAFTESBURY AVENUE, SUNDERLAND £75,000

IN NEED OF MODERNISATION - The property is located on Shaftesbury Avenue in Ryhope and requires a full scheme of modernisation and improvements both internally and externally and must be viewed to fully appreciate the works needed and potential on offer. Ryhope offers excellent transport and communication links to the A19, Sunderland City Centre and beyond, in addition to being close to shops, schools and amenities. The property internally briefly comprises: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front a rear garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the potential on offer.

Semi Detached House

2 Bedrooms

Living Room

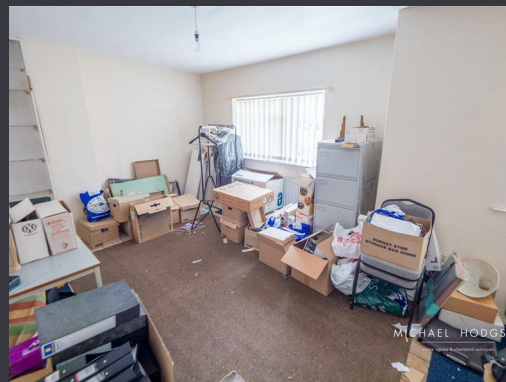
Kitchen / Dining Room

No Chain Involved

Full Scheme of Works  
Required

Viewing Advised

EPC Rating: TBC



## SHAFTESBURY AVENUE, SUNDERLAND

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### Entrance Hall

Stairs to the first floor, radiator.

### Living Room

12'4" x 11'9"

Radiator.

### Kitchen/Dining Room

15'6" x 9'10"

Floor and wall units, radiator, rear facing

### WC

Low level WC.

### First Floor

Landing.

### Bedroom 1

12'0" max x 18'3" max

Front facing, radiator.

### Bedroom 2

11'2" x 12'3"

Rear facing, radiator.

### Bathroom

Pedestal basin, bath, radiator.

### Externally

Externally there is a front and rear garden.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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