



MICHAEL HODGSON

estate agents & chartered surveyors

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GRAY ROAD, SUNDERLAND £81,500

This 2 bedroom ground floor apartment situated in Stanfield House on Gray Road offering a convenient and sought after location providing easy access to local transport links to Sunderland City Centre, shops and amenities. The apartment briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, 2 Bedrooms, Bathroom. Externally there are communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Apartment
2 Bedrooms
Telephone Entry System
Must be viewed

Ground Floor
Allocated Parking
No Onward Chain
EPC Rating: C



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Communal Entrance Hall

Ground Floor

Inner Hall

Storage cupboard, radiator, telephone entry system.

Living Room

17'0" x 10'10"

The living room has a double glazed window, radiator.

Kitchen

12'9" max x 10'8" max

The kitchen has a range of wall and floor units, stainless steel sink and drainer, integrated oven, gas hot with extractor over, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer, space for dishwasher, plumbed for washer, space for a fridge freezer, double glazed window, radiator, recessed spot lighting.

Bedroom 2

8'5" max x 10'4" max

Double glazed window, radiator.

Bedroom 1

13'2" max x 9'11" max

Double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, radiator.

Externally

Externally there are communal gardens and an allocated parking space.

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

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

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