MICHAEL HODGSON

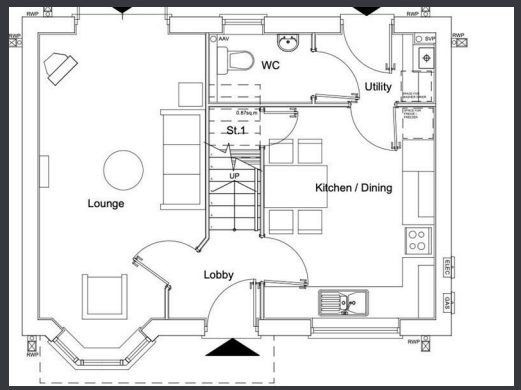
estate agents & chartered surveyors

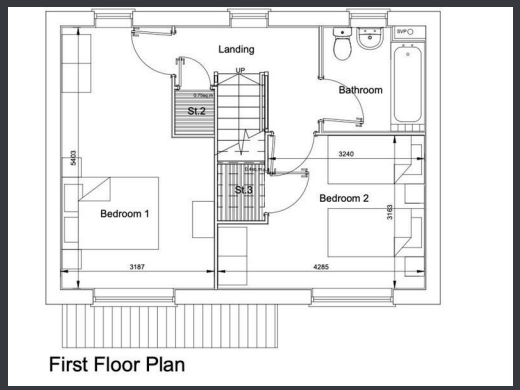
BECKWITH ROAD, SUNDERLAND

Offers In The Region Of £85,000

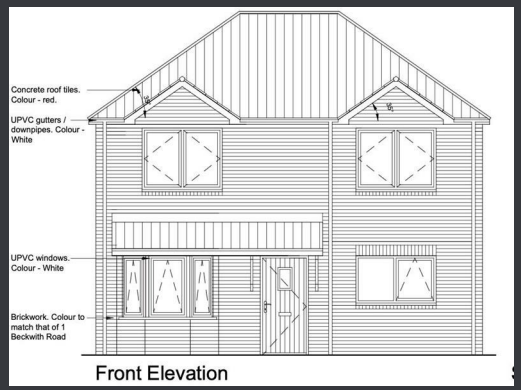
DEVELOPMENT LAND FOR SALE WITH PLANNING. Rarely does a development plot in East Herrington come to the market. Nestled on Beckwith Road in East Herrington this plot offers the discerning developer and purchaser the opportunity to build a modern home. Planning has been passed for the erection of a two storey detached dwelling. The planning reference with Sunderland City Council is 23/00976/FUL, copies of which can be supplied upon request. The contemporary designed detached residence will when built provide the following accommodation: Ground Floor - Lobby, Living Room, Kitchen / Dining Room, Utility, WC. First Floor - landing, 2 Bedrooms and a Bathroom. Externally there are gardens proposed to the front and rear plus a driveway for off street parking. Full plans and permissions are available upon request. Viewing is strictly by appointment.

Land For Sale	Planning Passed
Detached House	2 Bedrooms
Lounge	Kitchen / Dining Room
Plans Upon Request	Superb Location

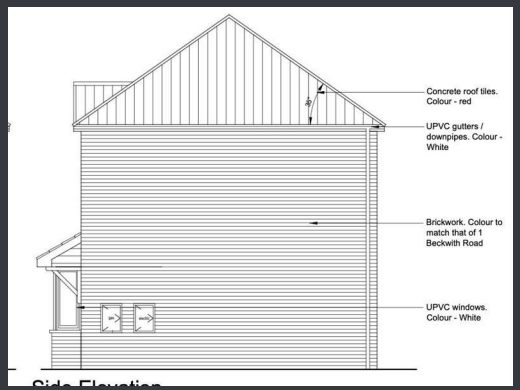




First Floor Plan



Front Elevation



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PLANNING
Planning has been passed for the erection of a two storey dwelling. The planning reference with Sunderland City Council is 23/00976/FUL, copies of which can be supplied upon request.

Prospective purchasers should make their own enquires in relation to the planning permission.

ACCOMMODATION
The contemporary designed detached residence will when built provide the following accommodation:

GROUND FLOOR

Lobby, Living Room, Kitchen / Dining Room, Utility, WC

FIRST FLOOR

Landing, 2 Bedrooms and a Bathroom

Externally there are gardens proposed to the front and rear plus a driveway for off street parking.

PURCHASE PRICE
£85,000

VIEWING
Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

MICHAEL HODGSON

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RICS