MICHAEL HODGSON

estate agents & chartered surveyors

# AYLESFORD MEWS, SUNDERLAND
## £95,000

We offer to the market this 2 bedroom ground floor apartment situated in the popular development of Aylesford Mews. The property is located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself is available with NO ONWARD CHAIN and briefly comprises of an Entrance Hall, Living room/ Kitchen, Bedrooms, Bathroom & En Suite. Externally there are communal gardens and a parking space. Viewing is this property is recommended.

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|---|---|
| Apartment | 2 Bedrooms |
| Ground Floor | Living Room/ Kitchen |
| Bathroom & En Suite | No Onward Chain |
| Must be Viewed | EPC Rating TBC |

# AYLESFORD MEWS, SUNDERLAND
# £95,000

Ground floor
Communal entrance hall

Inner Hall
Storage cupboard, radiator, telephone entry system

Living Room
11'3" max x 21'2" max
The living room has double glazed French doors, two radiators, opening to kitchen

Kitchen
10'9" max x 6'9" max
The kitchen has a range of floor and wall units, cupboard with wall mounted gas boiler, stainless steel sink and drainer, integrated oven, gas hob with extractor over, plumbed for washer, double glazed window

Bedroom 1
10'9" max x 12'0" max
double glazed window, radiator

En Suite
Suite comprising Low level WC, pedestal basin, shower, radiator

Bedroom 2
11'4" x 8'10"
Double glazed window, radiator

Bathroom
Suite comprising Low level WC, pedestal basin, bath, radiator

COUNCIL TAX
The Council Tax Band is Band C

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

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

ESTATE AGENT OF THE YEAR AWARDS
NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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RICS