

MICHAEL HODGSON

estate agents & chartered surveyors



ALBANY STREET WEST, SOUTH SHIELDS
£99,950

This beautiful Ground Floor Flat would be ideal for those downsizing yet still wish to retain some extra space or First Time Buyers looking for a great, larger than normal, first home. Well situated for local transport links and Chichester Metro, with handy shops and facilities nearby, this super well presented home offers a generous fitted kitchen with enough space for a small table, a timeless bathroom with four piece suite including a roll top bath and a separate shower enclosure, has two bedrooms and a wonderful front lounge with bay window fronting Mortimer Road. Double glazed, centrally heated and with a new long leasehold title, viewing is essential to fully appreciate the space on offer.

Flat	Ground Floor
2 Bedrooms	Living Room
Kitchen	Long Leasehold
Viewing Advised	EPC Rating: D









ALBANY STREET WEST, SOUTH SHIELDS
£99,950

Entrance Lobby
With a large built in storage cupboard, through to the entrance hall

Entrance Hall
Dado rails and a radiator

Living Room
15'5" x 14'5"
A lovely sized and comfortable front room with a bay window fronting to Mortimer Road. There is a feature fire surround with a real flame gas fire, ceiling rose, coving and dado rails, radiator

Kitchen
14'5" x 9'2"
A traditional shaker style range of wall and base units with contrasting work surfaces and tiled splash backs. Housed is a ceramic sink unit, Hotpoint induction hob with Bosch oven under and filter hood over, under unit lights and a lovely column style radiator

Rear Lobby
With a built in cupboard

Bedroom 1
14'7" x 9'2"
Freestanding alcove wardrobes, radiator

Bedroom 2
10'9" x 6'5"
Radiator

External
Rear yard shared with the upper flat, electric roller shutter door for access.

Note
Long Leasehold Title of 999 years from January 2026, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2, Three and Vodafone likely, EE limited

TENURE
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from January 2026. Any prospective purchaser should clarify this with their Solicitor

Council tax band: A
Ground rent: £1.00 per year (review period: 0 years)
Leasehold years remaining: 998 years

MICHAEL HODGSON

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

RICS®