



MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND

£80,000

2 X FLATS FOR SALE AND FREEHOLD - We are delighted to bring to the market this unique opportunity to purchase 2 x flats and the freehold of the building. The 2no flats are self contained within the same building and are located on Mowbray Road close to the city centre being within walking distance to Sunderland City Centre, bars, cafe, shops, restaurants and local transport links. FLAT 9A briefly comprises; Entrance Vestibule, Open Plan Kitchen / Living Room, Bedroom and a Bathroom and is currently vacant. FLAT 9E - Living Room / Kitchen, Bedroom and a Bathroom. Externally there are shared gardens to the front and rear. Viewing is advised.

2 x Flats
Freehold Included
2 x vacant flats
EPC Rating: D & D

Excellent Opportunity
Viewing Advised
Rental Potential



MOWBRAY ROAD, SUNDERLAND
£80,000

FLAT 9A
Flat 9a comprises of the following accommodation:

Entrance Vestibule
Leading to;

Kitchen/ Living Room
19'3" max x 17'1"
An open plan kitchen/ living room having a laminate floor, radiator, storage cupboard with wall mounted gas central heating boiler.
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, plumbed for washer.

Inner Hall
Leading to;

Bathroom
White suite comprising low level wc, pedestal basin with tiled splashack and mixer tap, bath with shower attachment , radiator and extractor.

Bedroom
22'6" x 7'4"
Double glazed window, radiator.

FLAT 9E
Flat 9E briefly comprises of:

KITCHEN / LIVING ROOM
TBC

BEDROOM
TBC

BATHROOM
TBC

Externally
Externally there are shared gardens to the front and rear.

FLAT 9E
GROUND FLOOR SELF CONTAINED FLAT - CURRENTLY
VACANT

Living Room / Kitchen
17'10" x 16'9"
O[en plan Living Room / Kitchen having a range of floor and wall units, tiled splash back, electric oven, electric hob, stainless steel sink and drainer, storage cupboard

Inner Hall
Leading to

Bedroom
13'11" x 17'9"
Double glazed window

Bathroom
Suite comprising low level wc, bath, pedestal basin, chrome towel radiator

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

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