



MICHAEL HODGSON

estate agents & chartered surveyors



SPRINGWELL ROAD, SUNDERLAND £45,000

A neatly presented 1 bedroomed first floor flat situated on Springwell Road offering a popular and convenient location and should be viewed to be appreciated. The property briefly comprises of: Entrance Vestibule with stairs leading to the First Floor, Landing, Living Room, Kitchen, Shower Room and a Bedroom. Viewing is advised. There is NO ONWARD CHAIN INVOLVED with the sale.

For Sale

1 Bedroom

Kitchen

No Chain Involved

First Floor Flat

Living Room

Shower Room

EPC Rating:C



SPRINGWELL ROAD, SUNDERLAND

£45,000

Entrance Vestibule

Stairs leading to the first floor

First Floor

Landing, double glazed window to the side elevation, loft access, storage cupboard

Living Room

10'8" x 14'4"

The living room has a double glazed window to the rear elevation, double radiator, wall mounted electric fire

Bedroom

10'6" x 14'6"

Front facing, double glazed window, two storage cupboards.

Kitchen

9'1" x 7'5"

The kitchen has a full range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, stainless sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window to the front elevation.

Shower Room

White suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with electric shower, chrome towel radiator, double glazed window to rear elevation, recessed spot lighting

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.

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

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

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

