



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## CRANBORNE, SUNDERLAND

Asking Price £107,000

\*\*\*NO ONWARD CHAIN\*\*\* This 1 Bedroom semi detached bungalow is available in a popular and convenient location on Cranbourne in East Herrington providing easy access to well respected schools, shops, amenities in addition to the A19 and Doxford International Business Park. The property itself briefly comprises of: Entrance Hall, Kitchen, Living Room, Bedroom and Shower Room. Externally there is a front paved garden with additional gate to the front door. The rear is accessed via a side gate and enjoys a paved patio area with storage shed. This property must be viewed.

Semi Detached Bungalow

1 Bedroom

No Onward Chain

Living Room

Kitchen

Shower Room

Front & Rear Garden

EPC Rating E



## CRANBORNE, SUNDERLAND

Asking Price £107,000

---

### Entrance Hall

The entrance hall has a storage cupboard, radiator and loft access.

### Kitchen

11'4" x 6'1" max

Floor and wall units, sink and drainer with mixer tap, space for cooker, plumbed for washer, space for fridge/freezer, radiator, double glazed window to the front and side elevation.

### Living Room

14'7" x 11'4" max

The living room has a double glazed window to the front elevation, radiator and cupboard with wall mounted gas central heating boiler and feature fireplace with gas fire.

### Bedroom

11'4" x 11'6"

Rear facing bedroom, double glazed window, radiator.

### Shower Room

The shower room has a shower, wash hand basin on vanity unit, wc, tiled walls, double glazed window, chrome towel radiator.

### Externally

Externally there is a front paved garden with additional gate to the front door. The rear is accessed via a side gate and enjoys a paved patio area with storage shed

### 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

---

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](http://www.michaelhodgson.co.uk)

