



MICHAEL HODGSON

estate agents & chartered surveyors

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DOVEDALE ROAD, SUNDERLAND

£225,000

IN NEED OF MAJOR REFURBISHMENT / MODERNISATION - A rare and exciting opportunity to purchase a 3 bed detached house set within Seaburn Cemetery which is accessed just off Dovedale Road and offers a unique opportunity to refurbish and modernise a detached residence situated in a highly regarded and much sought after location providing convenient access to Sea Road, local shops, schools and amenities as well as the Sea Front and its many beaches and attractions. The property is in poor condition and requires a full scheme of modernisation both internally and externally. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Bathroom and to the First Floor, 3 Bedrooms. Externally there is a front garden and to the rear a generous garden. There is NO ONWARD CHAIN INVOLVED. Viewing is advised to appreciate the potential on offer.

- | | |
|-----------------------|--------------------------------------|
| Detached House | 3 Bedrooms |
| Living Room | Kitchen / Dining Room |
| Ground Floor Bathroom | In Need of Substantial Modernisation |
| No Chain Involved | EPC Rating: D |



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Entrance Porch
Leading to

Inner Hall
Radiator, stairs to the first floor, double glazed window, cupboard under stairs

Living Room
15'7" x 13'1"
The living room has a double glazed bay window to the front elevation, double radiator

Kitchen / Dining Room
16'10" x 8'10"
The kitchen has a range of floor units, wall mounted gas boiler

Bathroom
Low level wc, pedestal basin, bath, radiator

First Floor
Landing, storage cupboard

Bedroom 1
11'11" x 12'11"
Front facing, double glazed window, radiator, storage cupboard

Bedroom 2
13'8" x 10'7"
Rear facing, radiator, double glazed window

Bedroom 3
8'11" x 8'11"
Rear facing, radiator, double glazed window

Externally
Externally there is a front garden and to the rear a generous garden.

TENURE
A new 125 year lease at a peppercorn rent

ACCESS
It is proposed and has been advised that there will be a right of way granted to the purchaser over the land highlighted in blue on the plan shown in the photos.

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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