

Milrig Close, Moorside, Sunderland £55,000


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CASH BUYERS ONLY! This attractive two bedroom first floor flat enjoys a garden to the front, a garage and a delightful position within this popular area of Moorside. Internally the accommodation is accessed via its own private entrance with staircase to the first floor where there is a lounge, kitchen, two bedrooms and a bathroom/wc. The flat benefits from double glazing, electric storage heaters, a garden to the front and a single garage located in a nearby block. Located within this convenient area of Moorside, the property is well served by local amenities and provides easy access to Doxford International Business Park and to major road connections including the A19. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Entrance Lobby



Storage cupboard and stairs leading to accommodation.

Hallway



Access point to loft and doors to

Lounge





Double glazed full height window to front, storage cupboard, electric heater and door to kitchen.

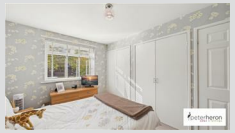
Kitchen





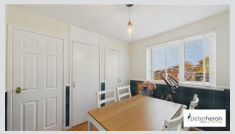
Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and tumble dryer.

Bedroom 1


Double glazed window to the front and built in wardrobes.

Bedroom 2


(This room is currently being utilised as a dining room)
Double glazed window to the rear, built in wardrobes and an electric heater.

Bathroom




Bath with shower over, low level WC and hand wash basin. Double glazed window to rear.

Outside




Attractive and well kept, lawned front garden, there is also a garage located in a nearby block.

Tenure LH
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1/03/1970 and the Ground Rent is £15

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band A.

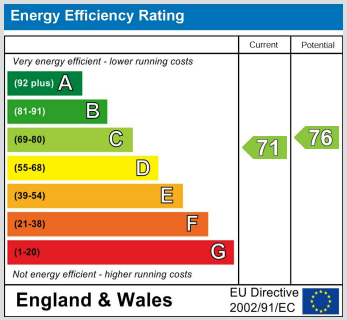
MAIN ROOMS AND DIMENSIONS

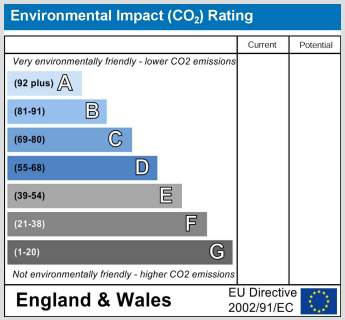
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Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

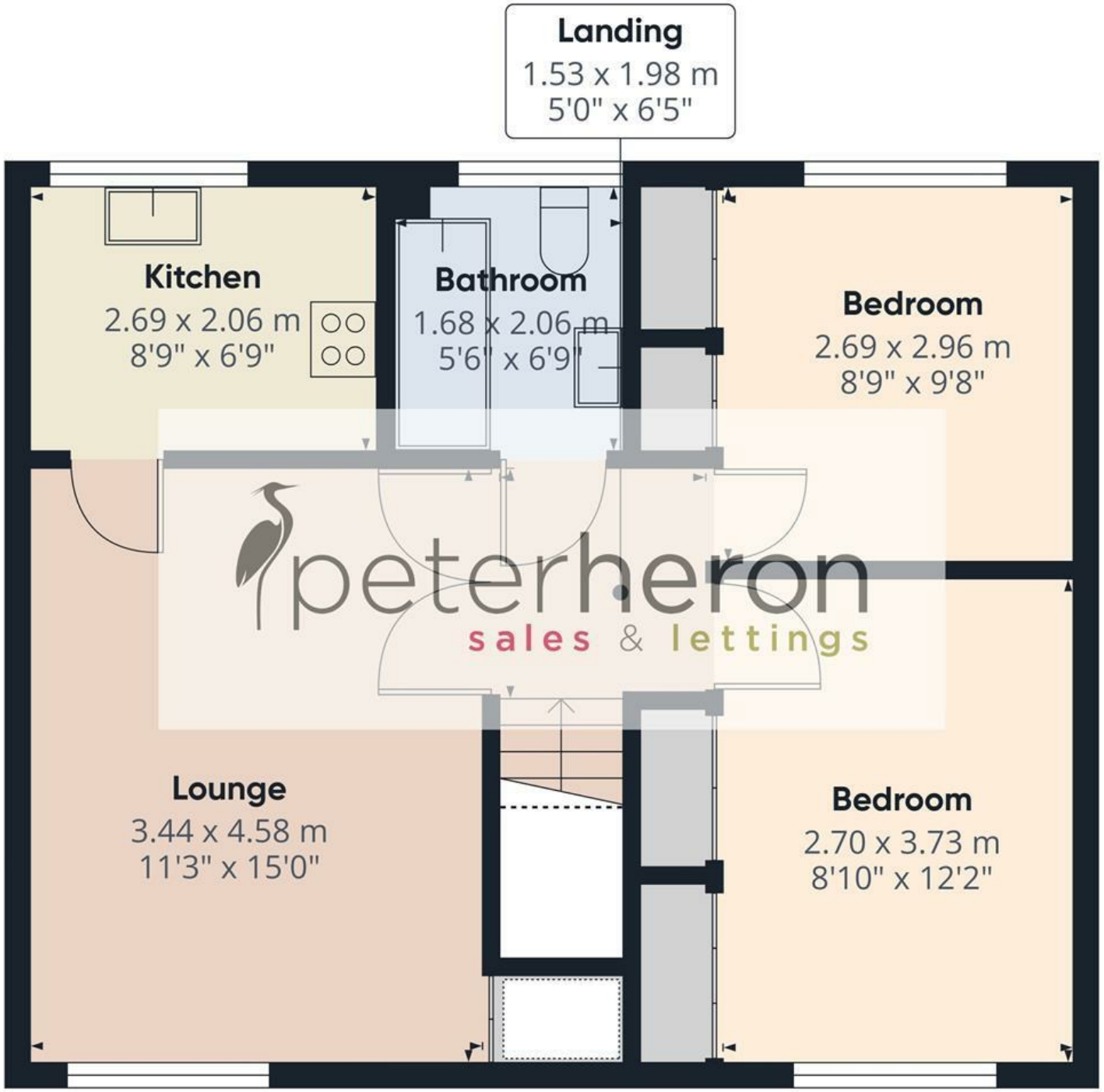
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









First Floor

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Approximate total area(1)

49.1 m²

529 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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