Marlesford Close, Moorside, Sunderland

£62,500

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CASH BUYERS ONLY! This two bedroom ground floor flat enjoys its own private rear garden, a garage and a pleasant position within this popular area of Moorside. Internally the accommodation is accessed via its own private entrance and includes an entrance lobby, lounge, kitchen, conservatory, two bedrooms and a shower room/wc. The flat benefits from double glazing, gas central heating to radiators, a beautiful, mature garden to the rear and a single garage located in a block to the rear of the flat. Situated 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 immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via double glazed entrance door.

Entrance Lobby
Radiator.

Lounge

Large double glazed picture window to front, radiator and feature fireplace with electric fire.

Kitchen

Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, electric hob, fridge and freezer, space for washing machine, radiator, double glazed door to conservatory and double glazed window.

Conservatory

Double glazed windows overlooking the garden, radiator and double glazed door to garden.

Inner Lobby

Shower Room

WC, pedestal washbasin and walk in shower with mains shower, tiled floor, chrome ladder style radiator and double glazed window.

Bedroom 1

Double glazed window to front, radiator and built in wardrobes.

Bedroom 2
Double glazed French door to rear garden, radiator, two built in wardrobes (one which houses the central heating boiler).

Outside

The property enjoys a delightful private garden to the rear with a lawn, patio, feature pond and established planted borders. A gate provides access to the rear lane where the flat benefits from a single garage.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 47 years remaining on the Lease. The Ground Rent is £15 per annum.

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.

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars
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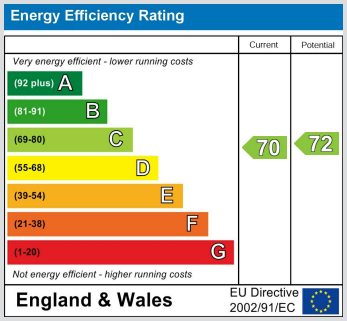
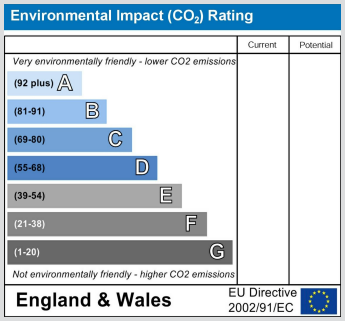
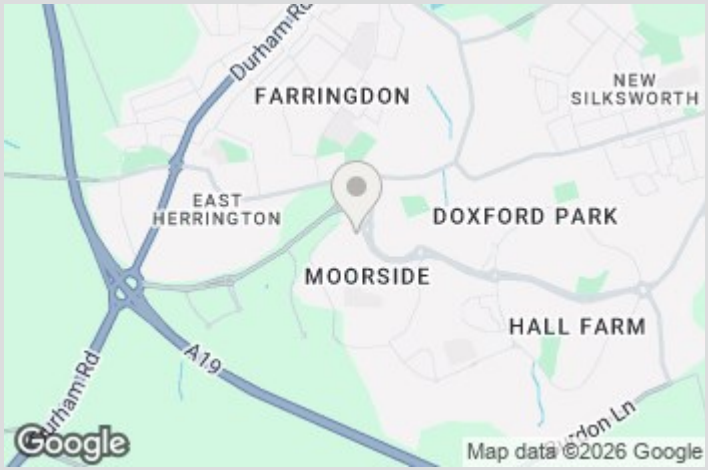
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

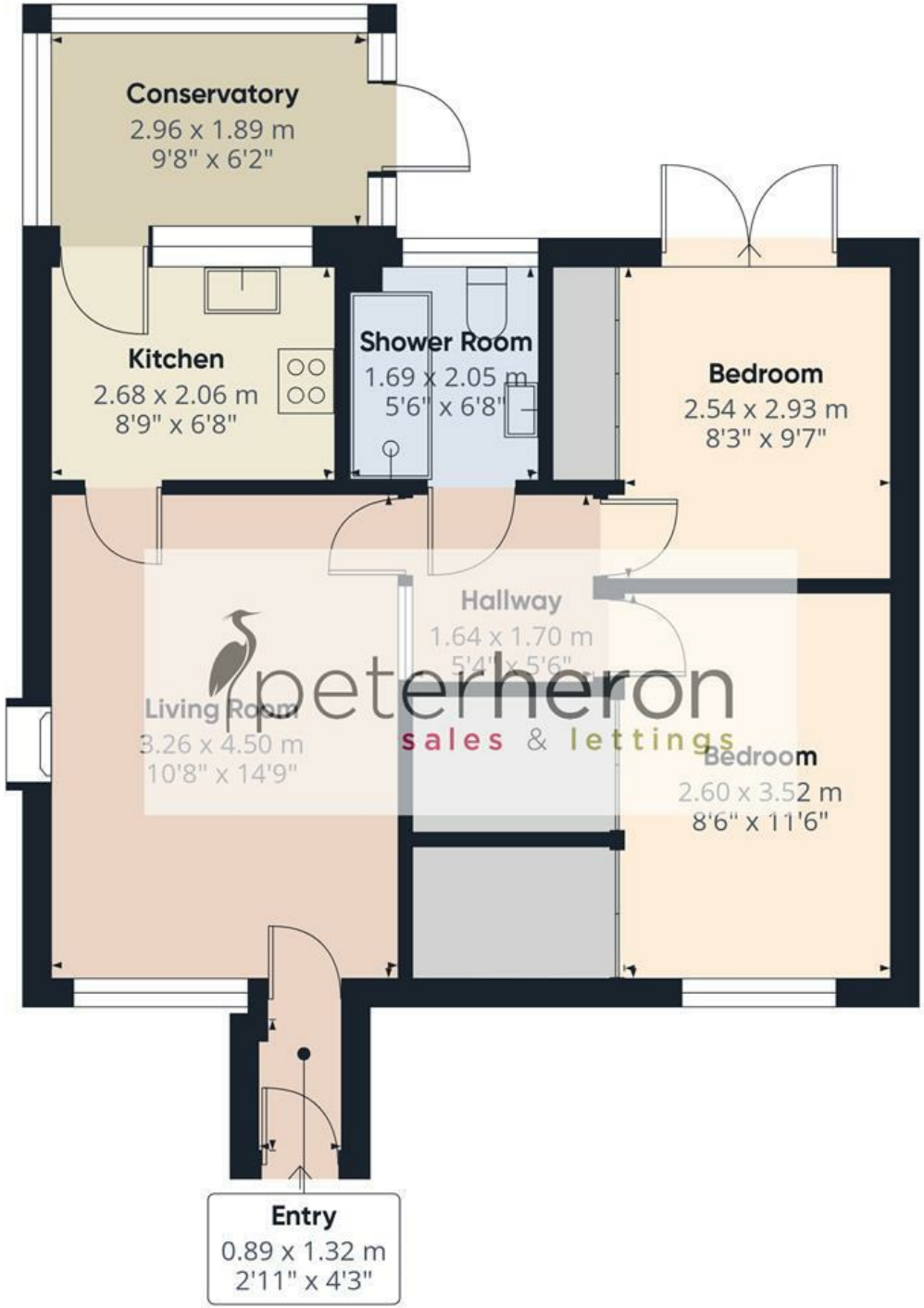
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

56.3 m²

606 ft²

(1) Excluding balconies and terraces

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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