



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## WILLOW GREEN, SUNDERLAND

£175,000

We welcome to the market this First Floor 2 bedroom apartment that is available to buy with NO ONWARD CHAIN. Situated in the much sought after Willow Green development in Ashbrooke over looking Ashbrooke Sports Ground and being close to Backhouse Park, local amenities, schools and approximately 1 mile to Sunderland City Centre. The property itself offers spacious living accommodation briefly comprising of: Entrance Hall, Living Room with outside terrace / balcony, Kitchen/ Dining Room, 2 Bedrooms, Jack and Jill Style Bathroom & En Suite to Bedroom 1. Externally there is a secure courtyard parking and communal gardens. Viewing of this apartment is recommended to appreciate the property and location on offer.

Apartment

2 Bedrooms

Kitchen / Dining Room

No Chain Involvd

First Floor

Living Room

Bathroom & En Suite

EPC Rating: TBC



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### Entrance Hall

Radiator, two storage cupboards.

Allocated courtyard parking

### Living Room

15'11" x 16'2"

The living room has double glazed French doors opening to the private balcony / terrace that enjoys superb views over Ashbrooke Sports Ground, feature fire with electric fire, radiator, opening to;

### Kitchen / Dining Room

11'4" x 19'5"

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splash back, integrated fridge, freezer, plumbed for washing machine, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, recessed spot lighting, radiator, large double glazed window and an additional double glazed window.

### Bedroom 1

15'8" max x 11'0"

Double glazed window, radiator.

### Dressing Area

His and Hers recessed wardrobes, recessed spot lighting, leading to;

### En Suite

White suite comprising low level wc and wash hand basin set in a vanity unit, shower with tiled surround, chrome towel radiator, recessed spot lighting.

### Bedroom 2

11'6" x 15'5" max

Double glazed window, radiator.

### Bathroom

Jack and Jill style bathroom accessed via bedroom 2 and the entrance hall. Modern white suite comprising low level wc set in a vanity unit, recessed spot lighting, extractor, bath with tiled surround, tiled floor.

### Parking

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