



MICHAEL HODGSON

estate agents & chartered surveyors



ORCHARD HOUSE, SUNDERLAND

£125,000

A well appointed modern ground floor apartment situated in a quiet exclusive picturesque area of Ashbrooke offering contemporary living accommodation which offers convenient access to Sunderland city centre, the A19, local shops and amenities. This stunning apartment benefits from modern decor, a Security Entry System with the generous living accommodation briefly comprising of; Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, En Suite and Bathroom. There is an allocated secure parking space and communal gardens externally. There is NO ONWARD CHAIN involved with the sale. Viewing is highly recommended to fully appreciate this excellent apartment.

Apartment

2 Bedrooms

Separate Kitchen / Diner

No Chain Involved

Elevated Ground Floor

Living Room

Secure Parking

EPC Rating: C



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ENTRANCE HALL

Night storage heater, storage cupboard, laminate flooring

LIVING ROOM

15'7" x 14'4"

A light and airy room having a double glazed window, night storage heater, door entry telephone.

KITCHEN / BREAKFAST ROOM

19'5" x 12'2"

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splash backs, electric oven, ceramic hob with stainless steel extractor over, stainless steel sink and drainer, integrated dishwasher, fridge and freezer, laminate flooring, double glazed window, night storage heater, glass display shelving.

BEDROOM 1

15'9" x 10'1"

The master bedroom has two double glazed windows, an electric wall mounted panel heater and a range of fitted wardrobes with mirrored fronts.

ENSUITE

Modern white suite comprising of a low level wc, pedestal basin, double shower with tiles surround, towel radiator, shaver point and partially tiles walls.

BEDROOM 2

15'7" x 8'10"

Two double glazed windows, wall mounted electric panel heater.

BATHROOM

White suite comprising of a low level wc, pedestal basin, bath, partially tiled walls, towel radiator, storage cupboard and a shaver point.

PARKING

Under-croft secure gated allocated parking space

EXTERNALLY

Externally there are communal gardens in addition to visitors parking spaces to the front elevation.

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.

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

M I C H A E L H O D G S O N

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