



MICHAEL HODGSON

estate agents & chartered surveyors



MOORHILL COURT, SUNDERLAND

£139,950

A stunning top floor apartment set in the highly desirable and much sought after Moorhill Court development off Queen Alexandra Road boasting an unrivaled location for Sunderland city centre, local amenities and the region beyond. This stylish and contemporary apartment will not fail to impress all who view with the spacious second floor accommodation briefly comprising of; Entrance Hall, Living Room / Dining Room, Kitchen, Luxury bathroom and 2 Bedrooms. The apartment boasts a Security Alarm System, Double Glazing, a Video Security Entry System and has the added benefit of a Garage. Externally there are communal Gardens. Viewing is highly recommended to fully appreciate this lifestyle apartment. No chain involved.

Penthouse Apartment
Living / Dining Room
No Chain Involved
Garage

2 Double Bedrooms
Viewing Advised
Stunning Location
EPC Rating: D



MOORHILL COURT, SUNDERLAND

£139,950

ENTRANCE HALL

Video door entry, alarm control panel, electric panel heater, walk in storage cupboard.

LIVING ROOM/ DINING ROOM

13'8" max x 27'7"

A light and airy room having two velux style windows, double glazed window to the front elevation, two electric panel heaters, t fall roof line in part, opening to the kitchen

KITCHEN

8'7" x 6'8"

The kitchen is equipped with a comprehensive range of floor and wall units, tiled splashback, integrated dishwasher, washing machine and dryer, fridge and freezer, stainless steel sink and drainer, wine rack and velux window.

BEDROOM 1

13'10" max x 19'0"

Double glazed window to the front elevation, electric wall panel heater, t-fall roof line.

BEDROOM 2

17'8" x 14'3"

Double glazed window, electric wall panel heater T-fall roof.

BATHROOM

Luxury white suite comprising low level w/c, pedestal basin, bath with shower over, floor and wall tiled, extractor, velux style window, electric wall heater.

EXTERNALLY

Externally there are communal gardens.

GARAGE

Electric up and over door.

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 is at risk if you do not keep up payments on a loan secured on it.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

