



9 Orchard House, Ashbrooke, Sunderland, Tyne & Wear, SR2 7TY  
Offers over £120,000

**THOMAS WATSON**  
Estate Agents



A superb modern luxury 2 bedroom first floor apartment situated on this popular development with good access to the City centre and a variety of amenities. The apartment block benefits from a lift. UPVC double glazing, night storage heating and briefly comprising hallway, large living room with double glazed french doors and Juliette balcony, fully fitted kitchen with appliances, 2 double bedrooms both of which have fitted wardrobes, en suite shower room/wc, family bathroom/wc and communal grounds with underground car parking. Unreservedly recommended.



## ACCOMMODATION COMPRISES

### FIRST FLOOR

#### HALLWAY

Night storage heater. Large storage cupboard.

#### LIVING ROOM 3.21 X 5.82 (10'6" X 19'1")

Night storage heater. Electric fire. Double glazed french doors leading to Juliette balcony.



### LIVING ROOM



#### KITCHEN 2.64 x 3.17 (8'8" x 10'5")

Range of fully fitted wall, floor units and work surfaces. Sink unit. Electric oven. Microwave. Bosch hob with cooker hood. Fridge/freezer. Dishwasher. Automatic washing machine. Tiled floor.



### KITCHEN



### KITCHEN



### **BEDROOM 1 5.48 x 2.70 (18'0" x 8'10")**

Mirror fronted fitted wardrobes. Electric radiator. Large storage cupboard.



### **EN SUITE SHOWER ROOM/WC 1.51 X 2.79 (4'11" X 9'2")**

Suite comprising double shower cubicle with electric shower. Wash hand basin in vanity unit with fitted furniture and low level wc. Fully tiled walls. Spot lighting to ceiling. Heated towel rail. Electric shaver point.



### **BEDROOM 2 4.47 x 2.15 (14'8" x 7'1")**

Range of Fitted wardrobes.



### **BATHROOM/WC 2.08 x 1.69 (6'10" x 5'7")**

Suite comprising panelled bath with electric shower. Pedestal wash hand basin and low level wc. Electric shaver point. Part tiled walls. Heated towel rail. Tiled floor.



### **EXTERNAL**

Underground car parking and communal gardens.

#### **Disclaimer**

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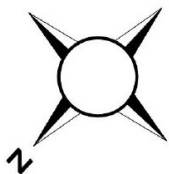
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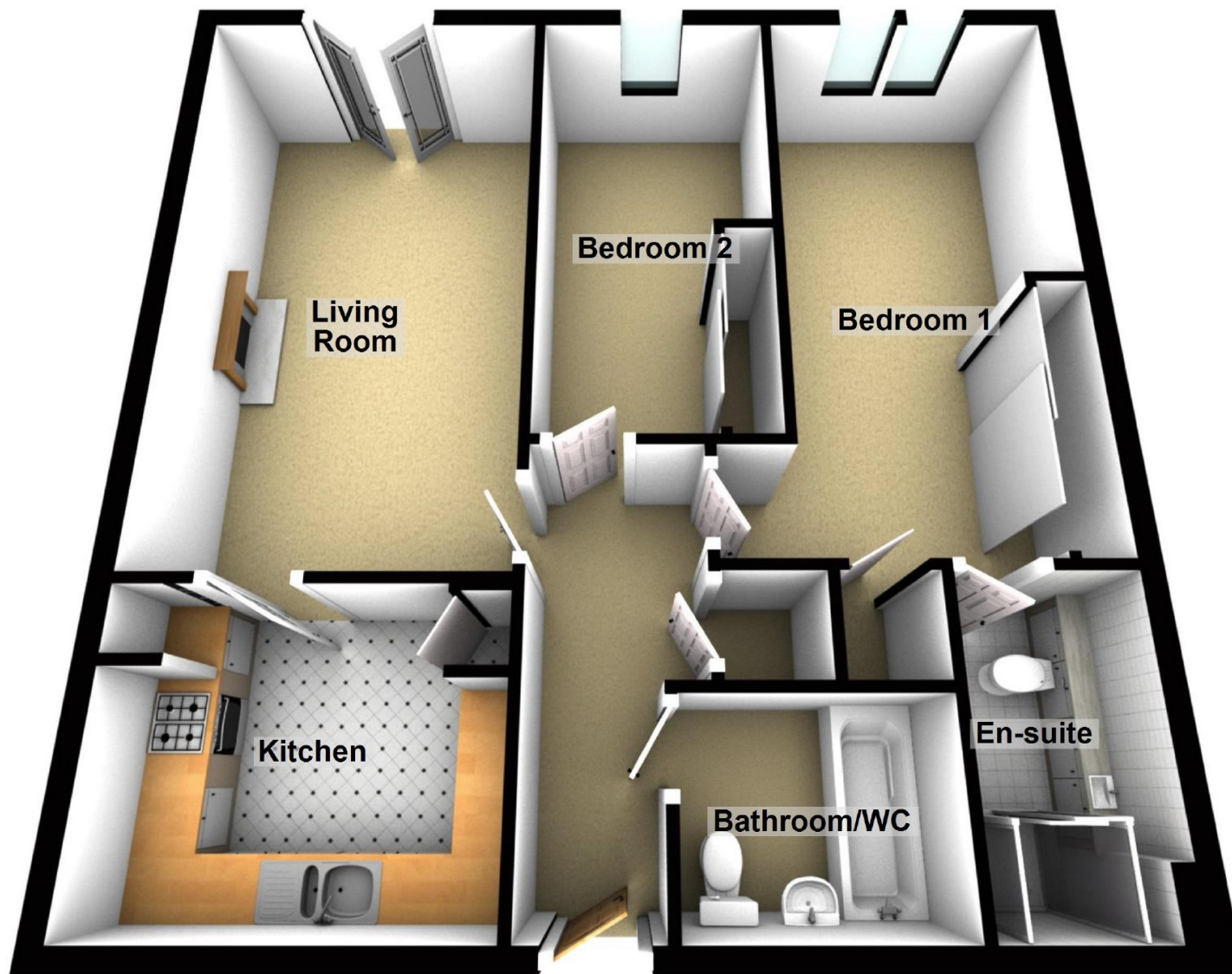




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Approx. 727.1 sq. feet





# Energy performance certificate (EPC)

FLAT 9  
ORCHARD HOUSE  
BELFORD CLOSE  
SUNDERLAND  
SR2 7TY

Energy rating

**B**

Valid until 23 October 2030

Certificate number  
5030-1920-5009-0427-0222



**Property type** Mid-floor flat

**Total floor area** 57 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.