



# MICHAEL HODGSON

estate agents & chartered surveyors





## BELFORD CLOSE, SUNDERLAND

Offers Over £105,000

We welcome to the market this superb second floor (top floor accessed via stairs or lift) apartment situated in Orchard House on Belford Close in the very popular location of Ashbrooke boasting easy access to Sunderland city Centre and local amenities. The apartment benefits from a security telephone entry system, double glazing, communal gardens and secure basement allocated parking. The apartment offers contemporary living space decorated to a high standard and briefly comprises entrance hall, 2 bedrooms, en suite, family bathroom, kitchen/breakfast room and a living room. Externally there are communal gardens and access via an electrically operated security shutter basement allocated parking. Viewing highly recommended.

Apartment

2 Bedrooms

Kitchen / Dining Room

Secure Parking

Second Floor

Living Room

Bathroom & En Suite

EPC Rating:



## BELFORD CLOSE, SUNDERLAND

Offers Over £105,000

---

### Entrance Hall

The entrance hall has a wood stripped floor, night storage heater, two storage cupboards, loft access

### Living Room

13'6" x 13'7"

The living Room has a double glazed window, night storage heater, wood stripped floor, telephone entry system

### Kitchen

10'3" x 13'8"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, velux style window, integrated fridge/freezer and microwave, dishwasher and washing machine

### Bedroom 1

14'7" x 11'9"

Wall mounted electric panel heater, two velux style windows

### En Suite

White suite comprising low level wc, pedestal basin, towel radiator, part tiled walls, extractor, shower with tiled surround

### Bedroom 2

13'10" x 8'7"

Two velux style windows, wall mounted electric panel heater

### Bathroom

Modern white suite comprising low level WC, pedestal wash hand basin, part tiled walls, tiled floor, electric towel radiator, shaver point

### Parking

Secure allocated parking

### Externally

Externally there is underground secure parking, visitor parking spaces and communal gardens

### 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 may be repossessed if you do not keep up repayments on your mortgage.

### epc

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9198-9963-7229-1567-3970>

# 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](http://www.michaelhodgson.co.uk)

