



MICHAEL HODGSON

estate agents & chartered surveyors





## MOORHILL COURT, SUNDERLAND

£149,950

This modern ground floor apartment is situated just off Queen Alexandra Road which is well placed for all local services, amenities and the surrounding road transport links in addition to easy access to both the A19 and Sunderland City Centre. The apartment benefits from Double Glazing, Kitchen with integrated appliances, a Security Intercom System and generous living accommodation briefly comprising of; Entrance Hall, Living Room / Dining Room, Separate Kitchen, Master Bedroom with En Suite, Second Bedroom and a Bathroom. Externally there are maintained communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate this stunning apartment.

Apartment

2 Bedrooms

Living Room / Dining Room

Ground Floor

Bathroom & En Suite

No Chain Involved

Separate Kitchen

Epc Rating: D



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### ENTRANCE HALL

The entrance hall has an electric panelled radiator, security door entry system.

### LIVING ROOM / DINING ROOM

21'0" x 12'2" max

A spacious open plan room with four double glazed windows, coving to the ceiling, electric panelled radiator, television point and telephone point.

### MASTER BEDROOM

12'0" x 13'7" to bay

The master bedroom has four double glazed windows, an electric panelled radiator, television and telephone points.

### EN-SUITE

The En Suite has a suite comprising of a low level w/c, pedestal basin with tiled splash back, shower cubicle with tiled surround, extractor, shaver point.

### KITCHEN

9'5" x 12'3"

The kitchen is fitted with a comprehensive range of wall and floor units with tiled splashback, stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, double glazed window, lino floor, electric panelled radiator, electric oven and hob with stainless steel splash back and extractor hood over.

### BEDROOM 2

11'1" x 8'10"

The second bedroom has a double glazed window and an electric panelled radiator.

### BATHROOM

The bathroom suite comprises of a low level WC, pedestal basin with tiled splashback, bath with shower attachment and tiled surround, shaver point and an extractor fan.

### EXTERNALLY

Externally there is courtyard parking.

### 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.

### 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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