



MICHAEL HODGSON

estate agents & chartered surveyors

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## SANFORD COURT, SUNDERLAND

£39,950

We offer to the market this 1 bedroom first floor apartment in Sanford Court, Ashbrooke. Sanford Court was built in 2003 and offers accommodation to those over 55 years including a residents lounge. The apartment benefits from double glazing, electric heating and spacious living accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen, Shower Room & 1 Bedroom. Externally there is a residents courtyard parking and a lovely communal garden. The apartment is situated just off Queen Alexandra Road, close to bus routes into Sunderland City Centre in addition to local shops and amenities. There is a lift to all floors. We urge early viewing of this apartment to appreciate the apartment on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Retirement Apartment  
 Living / Dining Room  
 Shower Room  
 Viewing Advised

1 Bedroom  
 Kitchen  
 No Chain Involved  
 EPC Rating: C



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Entrance hall

Storage cupboard

Living Room / Dining Room

23'2" x 10'2"

The living room / dining room has double glazed French doors opening to a Juliet balcony, feature fireplace with electric fire, coving to ceiling

Kitchen

7'10" x 6'11"

The kitchen has a range of floor and wall units, tiled splash back, electric oven, electric hob with extractor over, sink and drainer with mixer tap, double glazed window

Bedroom

13'8" x 9'0"

Night storage heater, mirror fronted recessed wardrobes

Shower Room

Suite comprising low level wc, wash hand basin with mixer set on a vanity unit, corner shower cubicle, wall mounted electric storage heater

Externally

Externally there is a residents courtyard parking and a lovely communal garden

# M I C H A E L   H O D G S O N

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