



MICHAEL HODGSON

estate agents & chartered surveyors

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SANFORD COURT, SUNDERLAND £45,000

This 2 bedroom third floor apartment in Sanford Court, Ashbrooke is available with NO ONWARD CHAIN. 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, Bathroom & 2 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.

Apartment
Third Floor
Lift Access
No Onward Chain

2 Bedrooms
Bathroom
Viewing Recommended
EPC Rating D



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£45,000

Third Floor Apartment

Entrance Hall

The Entrance Hall has loft access and a storage cupboard.

Living Room

15'6" max x 17'7" max

The Living Room has three double glazed windows, night storage heater and a feature fireplace with electric fire.

Kitchen

5'6" max x 9'3" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, electric hob with extractor over, electric oven, integrated fridge, freezer and dishwasher.

Bedroom 1

8'11" max x 15'5" max

Having a double glaze window, night storage heater and fitted wardrobes with matching drawers

Bedroom 2

8'11" max x 12'4" max

Two double glazed window, electric panel heater.

Bathroom

Suite comprising low level wc, wash hand basin on storage unit, bath with shower over, electric towel radiator.

Externally

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

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.

TENURE

We are advised by the Vendors that the property is leasehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

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

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