



MICHAEL HODGSON

estate agents & chartered surveyors

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## THE CROFT, SUNDERLAND £80,000

This modern 2 bedroom ground floor apartment is situated in The Croft development on Thornholme Road in Thornhill close to local schools including Thornhill School, amenities and only approximately 0.5 miles to Sunderland City Centre. The property is offered For Sale with NO ONWARD CHAIN INVOLVED. Internally the living accommodation briefly comprises of: Entrance Hall, Kitchen / Living Room, 2 Bedrooms, En Suite & Bathroom. Externally there is courtyard parking and communal gardens. This lovely apartment should be viewed to be fully appreciated.

Apartment  
2 Bedrooms  
Bathroom & En Suite  
No Chain Involved

Ground Floor  
Living Room/ Kitchen  
Courtyard Parking  
EPC Rating: C



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£80,000

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### ENTRANCE HALL

Hard wood floor, alarm control panel, storage cupboard, night storage heater, airing cupboard.

### KITCHEN/LIVING ROOM

13'9" max x 20'3" max

The kitchen is fitted with a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, hob with extractor over, wine rack, integrated fridge and freezer and washing machine, recessed spot lighting, tiled floor around the kitchen area, hard wood floor to the Living Area, telephone entry system, two timber framed double glazed windows.

### BEDROOM 1

10'1" to bay x 16'8"

The master bedroom has a timber framed double glazed bay window and in addition double glazed window, wall mounted electric panel heater, hard wood floor.

### ENSUITE

White suite comprising low level wc, pedestal basin with tiled splash back and mixer tap, shower with tiled surround, tiled floor, electric towel radiator, shaver point, wall mounted electric panel heater, timber framed double glazed window, recessed spot lighting.

### BEDROOM 2

7'1" max x 7'10"

Timber framed double glazed window, wall mounted electric panel heater.

### BATHROOM

Modern white suite comprising low level wc, pedestal basin with tiled pushback and mixer tap, bath with tiled surround, electric towel radiator, extractor, wall mount electric panel heater.

### EXTERNALLY

Externally there is courtyard parking and communal gardens.

### COUNCIL TAX

The Council Tax Band is Band C

### TENURE

We are advised by the Vendors that the property is leasehold for a term of 125 years from 01.01.2004. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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