



MICHAEL HODGSON

estate agents & chartered surveyors

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BEECHOLM COURT, SUNDERLAND

Offers Over £100,000

Arguably one of the finest 2 bed retirement apartment within Beechholm Court which is for people over the age of 55 only. Beechholm Court which is located just off The Cedars on Glen Path in leafy Ashbrooke commanding an excellent location close to Backhouse Park, local shops and transport links to Sunderland City Centre. The property itself has been meticulously improved and modernised by the current owners to an exceptional standard with stylish decor, a recently installed kitchen and shower room in addition to many extras of note. Internally the living accommodation briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. Externally there is communal gardens and residents courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Retirement Apartment

2 Bedrooms

Kitchen

Fully Modernised

Ground Floor

Living Room

Shower Room

EPC Rating: TBC



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Entrance Hall

The entrance hall has a large storage cupboard, airing / storage cupboard, electric radiator, telephone entry system.

Living Room

13'11" max x 15'11" max

The living room has a large double glazed box bay window and an additional double glazed window, electric radiator, optimyst electric range style heater, glazed french doors leading to the kitchen

Kitchen

6'6" x 11'1"

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, space for a freestanding fridge/freezer, plumbed for washer, sink with mixer tap

Shower Room

Contemporary white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, tiled splashback , wall mounted electric towel radiator, shower with rainfall style shower head and an additional shower attachment, extractor, tiled floor.

Bedroom 1

13'0" max x 8'9" max

Double glazed window, electric radiator, recessed wardrobe.

Bedroom 2

6'2" x 13'0"

Double glazed window, electric radiator, fitted wardrobe.

Externally / Parking

Externally there are communal gardens and courtyard residents parking.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is 999 years from 1st

January 2019. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

