



MICHAEL HODGSON

estate agents & chartered surveyors

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ORCHARD COURT, SUNDERLAND
£160,000

Apartment
2 Bedrooms
Excellent Location
Allocated Parking

Second Floor
Living / Dining / Kitchen
Viewing Advised
EPC Rating: B



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Entrance Hall

Radiator, storage cupboard.

Living Room / Kitchen

38'6" max x 11'5"

An open plan living room/kitchen having a double glazed window to the rear elevation and front elevation, 2 radiators.

The kitchen has a range of floor and wall units, tiled splashback, tiled floor to the kitchen area, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, integrated fridge freezer, cupboard with wall mounted gas central heating boiler, integrated dishwasher and washing machine.

Bedroom 1

10'7" x 12'10"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 2

8'9" x 12'4"

Velux style window, radiator, 2 fitted wardrobes.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment over, tiled floor, radiator.

Parking

One allocated parking space

TENURE

We are advised by the Vendors that the property is hold on a leasehold basis for a term of 999 years from 1st January 2005. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band B

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

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