



MICHAEL HODGSON

estate agents & chartered surveyors

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## ORCHARD COURT, SUNDERLAND

£155,000

This 2 bedroom Second Floor apartment is located in Orchard Court in Fulwell being close to Sea Road shops, Seaburn Metro Station as well as local schools, shops and amenities. The apartment itself briefly comprises of Entrance Hall, Living Room / Kitchen, Shower Room and 2 Bedrooms. Externally there is an allocated parking space within the gated car park. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this property is highly recommended.

Apartment  
2 Bedrooms  
Excellent Location  
Allocated Parking

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



## ORCHARD COURT, SUNDERLAND

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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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