



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors

## BEECHOLM COURT, SUNDERLAND £79,995

Welcome to Beechholm Court in the charming area of Ashbrooke, Sunderland! This lovely retirement apartment is situated in the highly sought after Beechholm Court which is located just off The Cedars on Glen Path in Ashbrooke commanding an excellent location close to Backhouse Park, local shops and transport links to Sunderland City Centre. The property is for people over the age of 55 only and briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. Externally there is communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended,

Apartment  
Ground Floor  
Shower Room  
Viewing Recommended

2 Bedrooms  
Living Room & Kitchen  
Must Be over 55  
EPC Rating C



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### Entrance Hall

The Entrance Hall has a storage cupboard, wall mounted night storage heater and a telephone door entry system.

### Living Room

10'9" x 15'10"

The Living Room has a double glazed window and a double glazed box bay window, wall mounted night storage heater.

### Kitchen

6'7" x 10'9" max

The Kitchen has a range of wall and floor units, integrated electric oven, electric hob, space for free stand fridge/ freezer and washing machine, stainless steel sink and drainer, extractor fan.

### Bedroom 1

8'9" x 12'9"

Double glazed window, wall mounted night storage heater, fitted wardrobes and dressing table with drawers.

### Bedroom 2

6'2" x 12'9" max

Double glazed window, wall mounted electric panel heater. fitted wardrobe and drawers.

### Shower Room

Suite comprising wc and wash hand basin on storage unit, shower, electric chrome towel rail, storage cupboard.

### Externally

Externally the property enjoys communal gardens and has courtyard parking.

### 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.

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