



MICHAEL HODGSON

estate agents & chartered surveyors

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## SANFORD COURT, SUNDERLAND £45,000

This 2 bedroom third floor apartment in Sanford Court, Ashbrooke is available with NO ONWARD CHAIN. Sanford Court was built in 2003 and offers accommodation to those over 60 years including a residents lounge. The apartment benefits from double glazing, electric heating and spacious living accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen, Bathroom & 2 Bedroom. Externally there is a residents courtyard parking and a lovely communal garden. The apartment is situated just off Queen Alexandra Road, close to bus routes into Sunderland City Centre in addition to local shops and amenities. There is a lift to all floors. We urge early viewing of this apartment to appreciate the apartment on offer.

Apartment  
Third Floor  
Lift Access  
No Onward Chain

2 Bedrooms  
Bathroom  
Viewing Recommended  
EPC Rating D



## SANFORD COURT, SUNDERLAND

£45,000

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### Third Floor Apartment

#### Entrance Hall

The Entrance Hall has loft access and a storage cupboard.

#### Living Room

15'6" max x 17'7" max

The Living Room has three double glazed windows, night storage heater and a feature fireplace with electric fire.

#### Kitchen

5'6" max x 9'3" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, electric hob with extractor over, electric oven, integrated fridge, freezer and dishwasher.

#### Bedroom 1

8'11" max x 15'5" max

Having a double glaze window, night storage heater and fitted wardrobes with matching drawers

#### Bedroom 2

8'11" max x 12'4" max

Two double glazed window, electric panel heater.

#### Bathroom

Suite comprising low level wc, wash hand basin on storage unit, bath with shower over, electric towel radiator.

#### Externally

Externally there is a residents courtyard parking and a lovely communal garden

### 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.

### TENURE

We are advised by the Vendors that the property is leasehold held for a term of 125 years from 1 February 2002. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

