



MICHAEL HODGSON

estate agents & chartered surveyors

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## ORCHARD COURT, SUNDERLAND

£164,500

This 2 bedroom First 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 property is accessed via a security door to the communal Entrance Hall with stairs leading to the apartment. 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. Viewing of this property is highly recommended.

Apartment  
First Floor  
Shower Room  
Popular Location

2 Bedrooms  
Living Room/ Kitchen  
Allocated Parking  
EPC Rating: B



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### Communal Entrance Hall

#### Entrance Hall

The Entrance Hall has a radiator, storage cupboard and telephone entry system.

#### Living Room/ Kitchen

11'2" max x 37'9" max

An open plan Living Room/ Kitchen having a double glazed window to the front elevation, two radiators, recessed spot lighting, coving to the ceiling.

The kitchen area has a range of floor and wall units, stainless steel sink and drainer, integrated oven, gas hob with extractor over, integrated fridge/freezer, washing machine, cupboard with wall mounted gas central heating boiler double glazed window to the rear elevation.

#### Bedroom 1

12'11" x 10'4"

Rear facing bedroom having a double glazed window, radiator and coving to ceiling.

#### Bedroom 2

12'4" max x 8'9" max

Front facing bedroom having a double glazed window, radiator.

#### Shower Room

White suite comprising low level wc, pedestal basin, corner shower, towel radiator, tiled walls and floor.

#### Externally

Externally there is an allocated parking space within the gated car park.

### 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.

### 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

### COUNCIL TAX

The Council Tax Band is Band B

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years, minus 3 days from 1st January 2005.

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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