



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ORCHARD COURT, SUNDERLAND £164,500

NO ONWARD CHAIN. 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



ORCHARD COURT, SUNDERLAND

£164,500

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

