



MICHAEL HODGSON

estate agents & chartered surveyors

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## PLANE TREE COURT, SUNDERLAND £39,900

Available with No Onward Chain. This 1 bedroom First Floor apartment located on Doxford Rise which is a retirement development managed by Home Group and offers a purchaser shared ownership based upon 70% with the purchaser and 30% retained by Home Group Limited. The property itself briefly comprises of Entrance Vestibule with stairs to the First Floor, Hallway, Living Room, Kitchen, Bedroom and Shower Room. The property must be viewed.

Leasehold  
Tax Band A

Flat  
First Floor  
Popular Area  
Leasehold

1 Bedroom  
Living Room & Kitchen  
Tax Band A  
EPC Rating: C



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### Entrance Vestibule

stairs to the first floor, landing, radiator, loft access,

### Kitchen

9'4" max x 14'0"

The kitchen has a range of floor and wall units, space for cooker, plumbed for washer, sink and drainer with mixer tap, storage cupboard with wall mounted gas central heated boiler, 2 radiators, 2 double glazed windows

### Living Room

13'3" x 9'1"

Double glazed window, radiator, feature fireplace, cove to ceiling,

### Bedroom 1

13'2" x 8'6"

Double glazed window, radiator

### Shower Room

low level WC, pedestal basin, shower, radiator

### 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 and held for a term of 99 years from 30 April 1999. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band A

# M I C H A E L   H O D G S O N

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