



MICHAEL HODGSON

estate agents & chartered surveyors

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## WILLOW GREEN, SUNDERLAND £209,950

We welcome to the market this superb first floor 2 bedroom apartment situated in the highly regarded and much sought after Willow Green development in Ashbrooke overlooking Ashbrooke Sports Ground and being close to Backhouse Park, local amenities, schools and approximately 1 mile to Sunderland City Centre. The property itself offers spacious living accommodation briefly comprising of: Entrance Hall, Living Room with outside terrace / balcony, Kitchen/ Dining Room, 2 Bedrooms, Jack and Jill Style Bathroom & En Suite to Bedroom 1. Externally there is an allocated parking space set within a security barrier accessed courtyard. Viewing of this apartment is recommended to appreciate the property and location on offer.

Apartment  
2 Bedrooms  
Kitchen / Dining Room  
Viewing Advised

1st Floor  
Living Room  
Bathroom & En Suite  
EPC Rating: B



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### Entrance Hall

Radiator, laminate floor, 2 storage cupboards.

### Living Room

16'5" x 16'1"

The living room has double glazed french doors leading to a private balcony/terrace that overlooks Ashbrooke Sports Grounds, 2 radiators, recessed spot lighting, telephone door entry system.

### Kitchen / Breakfast Room

10'11" max x 18'7" max

The kitchen/breakfast room has a large double glazed window overlooking Ashbrooke Sports Grounds and an additional double glazed window, laminate floor to the dining room and tiled surround.

The kitchen has a range of floor and wall units, granite worktops with matching splashback, integrated fridge, freezer, dishwasher and washing machine, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap.

### Bedroom 1

16'0" max x 11'9" max

Double glazed window, radiator, recessed spot lighting, his and hers fitted wardrobes, access to the en suite.

### En Suite

White suite comprising of a low level WC and wash hand basin sat on a vanity unit, tiled floor, recessed spot lighting, extractor, shower cubicle with tiled splashback.

### Bedroom 2

Rear facing, double glazed window, radiator, access to the bathroom.

### Bathroom

Jack and Jill style bathroom, accessed via the entrance hall and bedroom 2. White suite comprising of a low level WC, wash hand basin sat on a vanity unit, bath tiled floor, recessed spot lighting, extractor, chrome towel radiator.

### Parking

One allocated parking space.

### COUNCIL TAX

The Council Tax Band is Band D.

### TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from 1st March 2002. 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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