



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



STRAWBERRY COURT, SUNDERLAND

£69,950

This ground floor 2 bedroom RETIREMENT apartment is situated in Strawberry Court in Ashbrooke which is convenient for easy access to local shops and amenities and transport links. The property briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Shower Room. Externally there are communal gardens and residents parking. Strawberry Court offers a lovely residents lounge, laundry room, access to a guest suite (when available), house managers office, security entry system. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised

Retirement Apartment
2 Bedrooms
Kitchen
Communal Parking

Ground Floor
Living Room
Shower Room
EPC Rating: D



STRAWBERRY COURT, SUNDERLAND

£69,950

Entrance Hall

Electric wall mounted panel heater, double glazed window, two storage cupboards, entry door system

Living Room

16'8" x 16'3"

Wall mounted electric panel heater, double glazed window, double glazed door to patio area

Kitchen

5'9" x 11'4"

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated oven, fridge, freezer and double glazed window

Bedroom 1

9'3" x 13'8"

Double glazed window, electric wall mounted panel heater, range of fitted drawers, mirror fronted fitted wardrobes

Bedroom 2

10'9" x 15'7"

Double glazed window, mirror fronted fitted wardrobes with matching desk

Shower room

Low level wc, wash hand basin set on vanity unit, walk in shower

Externally

Court yard parking, private patio area and communal gardens

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.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is Leasehold. 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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

