



MICHAEL HODGSON

estate agents & chartered surveyors



BEECHBROOKE, SUNDERLAND

£82,500

This neatly presented 2 bed second floor modern apartment is offered For Sale with NO ONWARD CHAIN INVOLVED being situated in the popular development of Beechbrooke in Ryhope boasting excellent transport and communication links to the A19, Sunderland City Centre and beyond, in addition to being close to shops, schools and amenities. This apartment benefits from gas central heating, double glazing, contemporary decor and briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms & Bathroom. Externally there is courtyard allocated parking. Viewing is advised to appreciate the location and property on offer.

Apartment
2 Bedrooms
Kitchen
No Chain Involved

Second Floor
Living / Dining Room
Allocated Parking
EPC Rating: C



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Entrance Hall

Radiator, telephone door entry system, loft access.

Living / Dining Room

18'0" max x 12'5" max

The living / dining room has a double glazed window, two radiators, opening to:

Kitchen

12'5" max x 7'6" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double glazed window, radiator, cupboard with wall mounted gas central heating boiler, integrated washer / dryer.

Bedroom 1

10'0" max x 12'5" max

Double glazed window, radiator, two double recessed wardrobes.

Bedroom 2

8'6" x 8'10"

Double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, double radiator, extractor.

Parking

Allocated parking space.

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 basis for a term of 999 years from 1st January 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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