



MICHAEL HODGSON

estate agents & chartered surveyors



MOORHILL COURT, SUNDERLAND

£130,000

This modern ground floor apartment is situated just off Queen Alexandra Road which is well place for all local services, amenities and the surrounding road transport links in addition to easy access to both the A19 and Sunderland City Centre. The apartment benefits from Double Glazing, Kitchen with integrated appliances, a Security Intercom System and generous living accommodation briefly comprising of; Entrance Hall, Living Room / Dining Room, Separate Kitchen, 2 Bedrooms an En Suite and a Bathroom. Externally there are maintained communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate this superb apartment.

Apartment	2 Bedrooms
Living Room / Dining Room	Ground Floor
Bathroom & En Suite	No Chain Involved
Separate Kitchen	EPC Rating: D



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ENTRANCE HALL

The entrance hall has an electric panel radiator, security door entry system.

LIVING ROOM / DINING ROOM

21'0" x 12'2" max

A spacious open plan room with four double glazed windows, coving to the ceiling, electric panel radiator.

KITCHEN

9'5" x 12'3"

The kitchen is fitted with a comprehensive range of wall and floor units with tiled splashback, stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, double glazed window, lino floor, electric panel radiator, electric oven and hob with stainless steel splash back and extractor hood over.

BEDROOM 1

12'0" x 13'7" to bay

Bedroom 1 has four double glazed windows, an electric panel radiator.

EN-SUITE

The En Suite has a suite comprising of a low level w/c, pedestal basin with tiled splash back, shower cubicle with tiled surround, extractor, shaver point.

BEDROOM 2

11'1" x 8'10"

The second bedroom has a double glazed window and an electric panel radiator.

BATHROOM

The bathroom suite comprises of a low level WC, pedestal basin with tiled splashback, bath with shower attachment and tiled surround, shaver point and an extractor fan.

EXTERNALLY / PARKING

Externally there is courtyard parking and communal gardens

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 99 years minus 1 day from 1st January 2004. Any prospective purchaser should clarify this with their Solicitor

agents note

the living room / dining room photos shown are pre current tenants occupation.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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