



MICHAEL HODGSON

estate agents & chartered surveyors

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## BEECHOLM COURT, SUNDERLAND £95,000

This superb 2 bedroom second floor retirement apartment, for people over the age of 55 only, is situated in the highly sought after Beechholm Court which is located just off The Cedars on Glen Path in leafy Ashbrooke commanding an excellent location close to Backhouse Park, local shops and transport links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. Externally there is communal gardens and courtyard parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Retirement Apartment  
2 Bedrooms  
Kitchen  
No Chain Involved

Second Floor  
Living Room  
Shower Room  
EPC Rating: C

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### Entrance Hall

Wall mounted modern electric panel heater, storage cupboard

### Living Room

13'10" max x 15'7"

The living room has a double glazed box bay window and an additional double glazed window, wall mounted electric panel heater

### Kitchen

6'7" x 10'10"

The kitchen has a range of floor and wall units, electric hob with extractor over, stainless steel sink and mixer tap, electric oven, integrated fridge, freezer, dishwasher, and washing machine, recessed spot lighting

### Bedroom 1

12'10" x 8'10"

Double glazed window, wall mounted electric panel heater, recessed wardrobe with inset drawers

### Bedroom 2

6'3" x 12'7"

Double glazed window, wall mounted electric panel heater, loft access, range of fitted wardrobes.

### Shower Room

White suite comprising of a low level WC and basin set on a vanity unit, walk in shower

### Externally

Externally there are communal gardens and courtyard parking.

### COUNCIL TAX

The Council Tax Band is Band C

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from January 2019

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

