

MICHAEL HODGSON

estate agents & chartered surveyors



BIRCH COURT, SUNDERLAND
£77,000

We offer to the market this 1 bedroom bungalow located on Doxford Rise which is a retirement development managed by Home Group and offers a purchaser shared ownership based upon 70% with the purchaser and 30% retained by Home Group Limited. The property is available with NO ONWARD CHAIN and briefly comprises of Entrance Hall, Kitchen, Living Room, Conservatory, 1 Bedroom and Shower Room. Externally there is a rear paved garden. Viewing is highly recommended.

- Bungalow
- 1 Bedrooms
- Kitchen
- Living Room
- Conservatory
- Must Be Viewed
- No Onward Chain
- EPC Rating: D









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Entrance Hall
Radiator, laminate floor.

Kitchen
8'2" x 13'5"
The kitchen has a range of floor and wall units, two double glazed windows, cupboard with wall mounted gas central heating boiler, breakfast bar, radiator, space for a freestanding cooker, sink and drainer with mixer tap.

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, shower cubicle with electric shower, radiator.

Living Room
14'5" max x 12'10" max
The living room has a double glazed window and double glazed door to the conservatory, laminate floor, radiator, feature fire with electric fire.

Conservatory
9'4" x 8'2"
Range of double glazed windows, double glazed door to the rear garden, laminate floor.

Bedroom
7'9" x 12'9"
Two double glazed windows, radiator, range of fitted wardrobes, storage cupboard.

Externally
Externally there is a front garden and a car port and to the rear a paved garden.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

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