Beecholm Court

Ashbrooke
Sunderland
SR2 7UB









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sales & lettings

Beecholm Court

£55,000

INTRODUCTION
RARE - 2 BEDROOM FIRST FLOOR APARTMENT - GARAGE - EXCLUSIVE TO OVER 55's - SUPERB VALUE FOR MONEY - LIFT AND STAIR ACCESS - BEAUTIFULLY MANICURED GROUNDS RIGHT NEXT TO BACKHOUSE PARK - CLOSE TO MAIN TRANSPORT/BUS ROUTES - NO CHAIN.

ENTRANCE HALL
Carpet flooring, electric heater, 2 large cupboards providing storage, 1 of which contains the hot water tank. 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1
Carpet flooring, double fitted wardrobes with sliding doors providing a good degree of storage and hanging space, matching drawer and storage units situated underneath the window electric heater and wooden framed double-glazed windows with attractive views over communal gardens.

BEDROOM 2
Good size single bedroom.
Carpet flooring, electric wall meter, wooden framed double-glazed windows with lovely views looking out onto communal grounds and towards Backhouse Park. Single fitted wardrobe with sliding doors proving hanging and storage space.

BATHROOM
Wet room style bathroom.

LOUNGE
Generously proportioned lounge/dining room.
Carpet flooring, electric wall heater, feature fire in a quartz finish with built in electric fire, walk in bay window with lovely views over the shared grounds and towards Back House Park. People often put a small dining table and chairs in the walk in bay window but equally it would be lovely to have a chair and sit and relax and contemplate with lovely views. Double sliding doors lead off the lounge to the kitchen.

KITCHEN
Vinyl tile effect flooring, fitted kitchen with a range of wall and floor units in a light finish with complementary laminate work surface, stainless steel sink with single bowl, single drainer and Monobloc tap, integrated electric oven, 4 ring electric hob and extractor fan, space and plumbing for a washing machine, integrated fridge/freezer, electric plinth heather. The kitchen contains everything that you could need and could be more open plan to the main room depending on the needs of the new owner.

EXTERNAL TO THE FRONT
Beecholm Court has beautifully maintained communal grounds sat right next to Back House Park, and is the perfect location for enjoying outdoor space, fresh air and gentle walks. This particular flat is 1 of only 5 flats in the development to have its own garage and is located in the second smaller block immediately to the right as you enter the main entrance to the grounds. There is ample parking for visitors and a security code allows access directly into the ground floor where there are stairs and a lift to the first floor where the apartment is located.





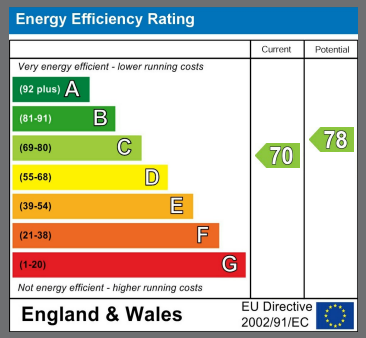






Local Authority
Sunderland

Council Tax Band
C





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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