



MICHAEL HODGSON

estate agents & chartered surveyors



ASH HILL COURT, SUNDERLAND

£650 Per Month

A lovely two bed top floor apartment situated within the heart of leafy Ashbrooke which commands an excellent location for local shops, amenities, transport links as well as being within easy reach of Sunderland city centre. The property benefits from Gas Central Heating, Double Glazing and offers immaculately presented accommodation briefly comprising of: Entrance Hall, Inner Hall, Kitchen / Living Room, Bathroom and 2 Bedrooms. Externally there are communal gardens and parking. Viewing is highly recommended.

Apartment

Living Room

Bathroom

EPC Rating: C

2 Bedrooms

Kitchen

Viewing Advised



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ENTRANCE HALL

Two radiators, double glazed window, stairs to first floor.

FIRST FLOOR

Landing with two radiators, storage cupboard and walk in storage room.

KITCHEN/LIVING ROOM

9'6" x 27'5"

The kitchen / living room spans the full depth of the property having a double glazed window to the front and rear elevation. The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, electric oven, ceramic hob with extractor over, integrated fridge/freezer, glass display unit, laminate floor in part, two radiators and storage cupboard.

BEDROOM 1

8'10" x 15'10"

Double glazed window and radiator.

BEDROOM 2

15'8" max x 8'5"

Double glazed window, storage cupboard and radiator.

BATHROOM

Modern suite comprising low level WC, pedestal basin, bath with shower over, fully tiled walls and floor, double glazed window, chrome towel radiator, storage housing wall mounted gas central heating boiler and plumbed for washer.

EXTERNALLY

Externally there are communal gardens and parking.

COUNCIL TAX

The Council Tax Band is Band B

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

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