

Beechholm Court
Ashbrooke
Sunderland
SR2 7UB



Beechholm Court

£64,995

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 heater. 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

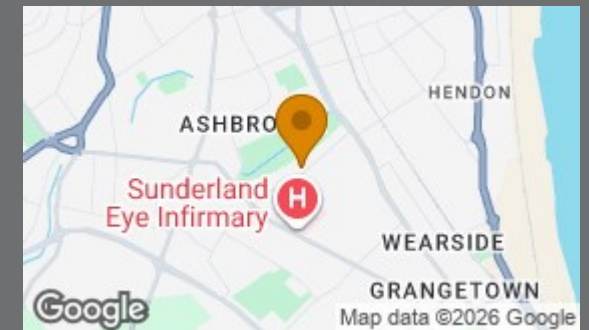
Beechholm Court has beautifully maintained communal grounds sat right next to Back House Park, and is the perfect location for enjoying outdoor space, fresh air and gentle walks. This particular flat is 1 of only 5 flats in the development to have its own garage and is located in the second smaller block 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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