

Beechholm Court  
Ashbrooke  
Sunderland  
SR2 7UB



# Beechholm Court

£45,000

## INTRODUCTION

2 BED GROUND FLOOR RETIREMENT APARTMENT - OVER 55'S ONLY - LEASEHOLD INFO TBC - LOCATED IN MAIN BUILDING - ONE OF THE BEST LOCATED FLATS - VIEWS OVER BACKHOUSE PARK - AMPLE PARKING - ADDED COMMUNAL AREA - EASY ACCESS WITH PUBLIC TRANSPORT NEARBY - BATHROOM RECENTLY REFURBISHED...

## ENTRANCE HALL

Carpet flooring, electric heater, large walk in cupboard with storage and also the location of the electric consumer unit and hot water heater. 4 doors leading off, 1 to bathroom, 2 to bedrooms and 1 to lounge.

## BATHROOM

The bathroom looks like it has been refurbished in recent years and is very pleasant. Laminate tile effect flooring, double shower cubicle with grab rail and shower fed from the main hot water system, toilet with concealed cistern and push button flush, large sink built into vanity unit with drawers and cupboard beneath. UPVC cladding to the walls, extractor fan.

## BEDROOM 1

Carpet flooring, electric radiator, fitted wardrobes providing a good degree of storage and hanging space with matching dressing table, mirror and 2 bedside cabinets. White uPVC double-glazed window has lovely views overlooking Backhouse park.

## BEDROOM 2

Carpet flooring, wall mounted electric radiator, white uPVC double-glazed window with views over Backhouse park. Fitted wardrobes with matching dressing table and drawers.

## LOUNGE

Very spacious lounge with sufficient room for a small dining table and chairs in the walk-in bay window.

Carpet flooring, wall mounted radiator, 2 white uPVC double-glazed windows with views over Backhouse Park, one of which is virtually floor to ceiling and has really beautiful views which will change through the seasons. Sliding doors lead through to kitchen.

## KITCHEN

Laminate tile effect flooring, fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface. Integrated electric oven, 4 ring ceramic hob and extractor hood with tiled splash back, integrated fridge/freezer, washing machine, stainless sink with bowl and a half, single drainer and matching monobloc tap. Ample cupboard space for storage, extractor fan.

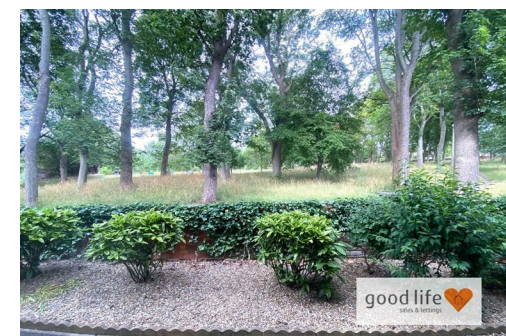
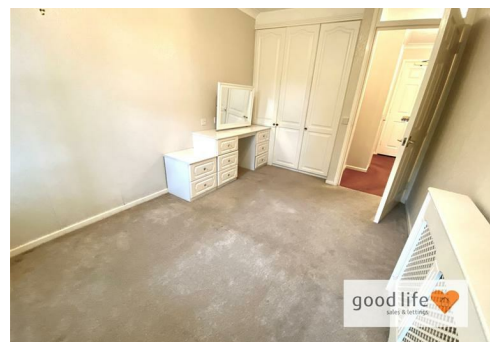
## COMMUNAL ENTRANCE

General parking for visitors and residents, not allocated.

Communal entrance hall with communal lounge area, communal kitchen and doors leading to corridor where there door leading directly into flat 32.

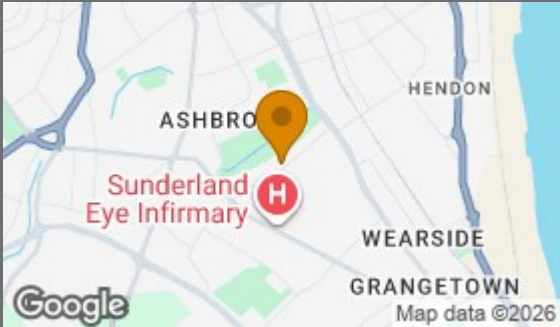
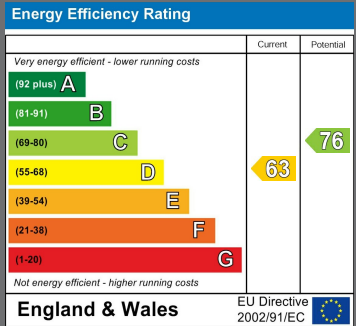
## DISCLAIMER

All services/appliances have not been tested and will not be tested.



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



## Contact

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