

Aylesford Mews

Hill View
Sunderland
SR2 9HZ



Aylesford Mews

£225,000

INTRODUCTION

MID TERRACE SPACIOUS TOWN HOUSE BUILT BY BELLWAY - 4 BEDROOMS WITH 2 EN SUITE - GARAGE & DRIVEWAY PARKING TO REAR - PLEASANT POSITION OVERLOOKING GREENERY - MODERN KITCHEN/DINING ROOM - LANDSCAPED LOW MAINTENANCE REAR GARDEN - LARGE HOME OFFICE/TV ROOM ON GROUND FLOOR - VERY ATTRACTIVELY PRICED FOR EXCLUSIVE LOCATION ...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Wood-effect LVT flooring, radiator. Door leading off to WC, partially-glazed door leading to full hallway.

W C

Wood-effect LVT flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Sink with single pedestal and chrome tap, toilet with low level cistern. The electric consumer unit is located in the WC.

HALLWAY

Wood-effect LVT flooring, double radiator, leading off is a staircase to first floor, door to dining/TV/office room, door leading off to separate utility, understairs cupboard, archway leading to kitchen dining room.

GROUND FLOOR RECEPTION ROOM/ HOME OFFICE OR DINING

Wood-effect LVT flooring, double radiator, front facing white uPVC double-glazed bay window with lovely greenery. This is a terrific versatile room which the current owners use as a TV room and home office and certainly it could be used as a TV room, home office or formal dining room depending on the needs of the new owners.

SEPERATE UTILITY

Laminate tile effect flooring, radiator, GRP double-glazed door leading to the rear of the property, wall mounted central heating boiler with central heating controls. Space and plumbing for a washing machine, space for tall fridge/freezer.

KITCHEN

Lovely space to the rear of the house with white uPVC double-glazed doors and window opening out onto rear decked patio and the garden beyond. Wood-effect LVT flooring. This room has lots of light and benefits from modern fitted kitchen with a range of wall and floor units in a mid-grey/graphite high gloss units with quartz effect laminate work surfaces, integrated double electric oven, 4 ring ceramic hob with glass splash back, integrated tall fridge, integrated dishwasher. Granite style inset sink with stylish Monobloc tap. Flat panel designer style radiator providing heating to the space. Ample space for a good size dining table and chairs as can be seen in the photographs. Recessed lights to ceiling.

FIRST FLOOR LANDING

Radiators, stairs to second floor, 2 doors leading off, 1 to lounge and 1 to master bedroom.

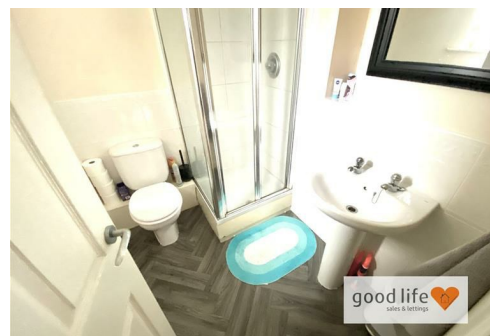
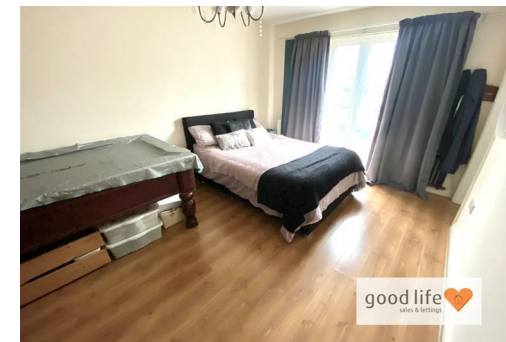
LOUNGE

Laminate wood-effect flooring, white uPVC double-glazed window with front facing pleasant views, white uPVC Juliet balcony also with pleasant views. This is a lovely size lounge which is large enough to accommodate most arrangements of furniture.

MASTER BEDROOM

Large master bedroom.

Laminate wood-effect flooring, white uPVC double-glazed Juliet balcony and door leading off to en suite.



Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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