Aylesford Mews

Hill View
Sunderland
SR2 9HZ

good life
sales & lettings

Aylesford Mews

£100,000

INTRODUCTION
2 DOUBLE BED FIRST FLOOR APARTMENT - GREAT VALUE COMPARED TO NEW (SAVING £50,000) - EN SUITE & FITTED WARDROBES TO PRINCIPAL BEDROOM - BALCONY LEADING OFF SPACIOUS LOUNGE
- FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES - PARKING TO FRONT - WAS £159,800 WHEN NEW 22 YEARS AGO ...

ENTRANCE VESTIBULE
Entrance via stylish front door. Door leading into entrance hall.

ENTRANCE HALL
Carpet flooring, 2 good size built in cupboards providing useful storage. Double doors leading off to lounge, door leading off to dining kitchen, door leading off to bathroom, 2 doors leading off to bedrooms. Wall mounted central heater controls, wall mounted entry phone and radiator.

LOUNGE
Lovely size lounge.
Carpet flooring, 2 double radiators, 2 sets of uPVC double-glazed doors leading out onto spacious balcony.

DINING KITCHEN
Vinyl flooring, double radiator, white uPVC double-glazed window, fitted kitchen with a full range of wall and floor units in a light wood-effect finish with contrasting laminate work surface. Circular sink with matching drainer and Monobloc tap, built in cupboard housing the central heating boiler, integrated electric oven, integrated fridge/freezer, integrated 4 ring gas hob with large feature extractor chimney in stainless steel finish with matching splash back, integrated washing machine, integrated dishwasher. Ample space for table and chairs.

BATHROOM
The bath has recently been replaced and the bath panel is there to refit by the new owners should this be required and the previous carpet flooring has been taken up allowing new owners to fit flooring of their choice. Toilet with low level cistern, sink with pedestal and chrome taps, bath with chrome tap. Front facing white uPVC double-glazed window with privacy glass, radiator, extractor fan, recessed lights to ceiling. The bathroom will need re-tiling in part due to the current tiles been removed to fit the new bath.

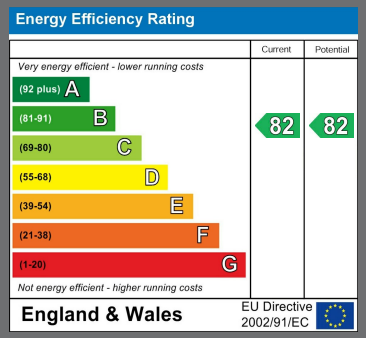
BEDROOM 1
Double bedroom.
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall with sliding doors providing a good degree of storage and hanging space and door leading to en-suite.

EN SUITE
Carpet flooring, radiator, double shower cubicle with sliding doors and shower fed from the main hot water system, toilet with low level cistern, wall mounted sink with chrome tap. The shower area is fully tiled which continues to approx. half height around the toilet and hand basin area. Recessed lights to ceiling, extractor fan, side facing white uPVC double-glazed window.

BEDROOM 2
This is also a double bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window.

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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