

Corby Gate
Ashbrooke
Sunderland
SR2 7JB



Corby Gate

£159,995

INTRODUCTION

2 DOUBLE BED FIRST FLOOR APARTMENT - EXCLUSIVE ASHBROOKE DEVELOPMENT - FULLY MODERNISED & WELL PRESENTED - BEAUTIFUL VIEWS OVER LANDSCAPED GROUNDS - BALCONY OVERLOOKING GROUNDS - SENSIBLE SERVICE CHARGES - AMPLE PRIVATE PARKING NEAR ENTRANCE TO FLAT - SPACIOUS AND LIGHT - NO CHAIN - HIGH QUALITY DEVELOPMENT ...

ENTRANCE HALL

Lovely welcoming entrance hall.

Entrance via partially-glazed door. Carpet flooring, radiator, built in cupboard and doors leading off to 2 bedrooms, lounge and bathroom.

BATHROOM

Spacious and well presented bathroom.

White toilet with concealed cistern and push button flush, white sink with vanity unit beneath and chrome tap, large corner quadrant shower with shower fed from the main hot water system. UPVC cladding to ceiling, tiled walls and flooring, chrome towel heater style radiator, built in mirror, front facing white uPVC double-glazed window with privacy glass.

BEDROOM 2

Nice size double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with lovely views over landscaped gardens. Double fitted wardrobes with sliding doors providing a good degree of storage and hanging space.

BEDROOM 1

Large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

LOUNGE/DINING ROOM

A beautiful large open plan space with carpet flooring running through, 2 white uPVC double-glazed windows overlooking landscaped ground in the lounge area, white uPVC double-glazed door opening out onto the balcony in the dining area, additional radiator in the dining area also, and a door leading off to the kitchen

BALCONY

Approx.

Leading off the dining area.

Sufficiently proportioned to accommodate a bistro table and chairs and offers lovely west facing views, which means it benefits from sunshine particularly in the afternoon. It looks over beautiful landscaped gardens.

KITCHEN

Stylish LVT tile effect flooring, front facing white uPVC double-glazed window. Recently installed stylish fitted kitchen with a range of wall and floor units in a tasteful light finish with complementary laminate work surfaces. Integrated electric oven situated at waist height for convenience, 4 ring ceramic hob and integrated extractor, stainless steel sink with bowl and a half, single drainer and Monobloc tap, space for a double fridge/freezer, under bench for a washing machine.

COMMUNAL ENTRANCE

Shared entrance hall with secure access and ample parking immediately in front of the access door. Stairs to first floor landing with partially-glazed door leading to apartment.



GOOD LIFE HOMES

**2 DOUBLE BED
FIRST FLOOR APARTMENT
CORBY GATE
ASHBROOKE**

Measurements contained within the floor plan are for illustrative purposes only and should not be relied upon.

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Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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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