

The Craiglands  
Ashbrooke  
Sunderland  
SR2 9AD



# The Craiglunds

£105,000

## GENERAL

2 DOUBLE BED FIRST FLOOR APARTMENT - BEAUTIFULLY PRESENTED - SUPERB LOCATION - VERY LOW SERVICE CHARGES £50pm - EXCEPTIONAL READY TO MOVE INTO QUALITY APARTMENT - POTENTIALLY NO CHAIN IF REQUIRED - SENSIBLY PRICED - PARKING PLUS VISITOR PARKING PLUS AMPLE ON STREET PARKING ...

## COMMUNAL ENTRANCE

Secure entrance via entry phone into communal entrance hall. Very well maintained and stairs to first floor landing with door to apartment leading off.

## ENTRANCE HALL

Carpet flooring, radiator, entry phone, alarm key pad, built in cupboard providing storage. Door leading off to kitchen, doors leading off to 2 bedrooms, door leading off to bathroom, door leading off to lounge.

## LOUNGE

Lovely size spacious lounge.

Carpet flooring, large double radiator, white uPVC double-glazed bow window with pleasant views over Strawberry Bank. Feature fireplace in a quartz finish with matching hearth and back and built in electric fire. Lovely high ceilings complete the general ambience of the room.

## BATHROOM

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap and shower fed from the main combi boiler over. Built in cupboard providing additional storage and shelving. Ceramic tiles surround the bath, shower and toilet and run to approx. half height around the remainder of the bathroom.

## BEDROOM 2

Double bedroom

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is currently used as a spacious dressing room but would certainly accommodate a double bed.

## BEDROOM 1

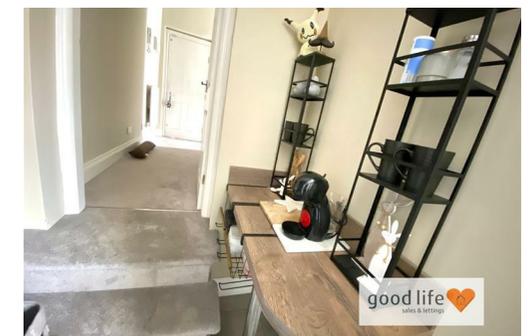
Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

## KITCHEN

Very stylish recently refitted kitchen with a range of wall and floor units in a grey finish with laminate wood-effect work surfaces. Integrated fridge/freezer, integrated washing machine, integrated 4 ring ceramic hob, integrated extractor fan, integrated electric oven situated at waist height for convenience, stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Double radiator and breakfast bar style arrangement, white uPVC double-glazed window situated above the sink and built in cupboard houses the combi boiler. External door rear hallway.

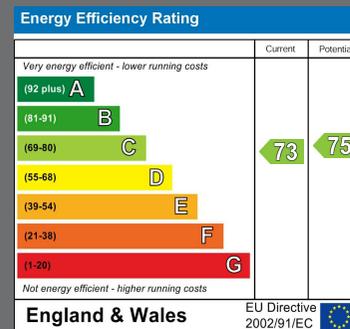
## REAR HALLWAY

Shared hallway with the adjacent flat, very well maintained with carpet flooring leading down to an external door which in turn leads out to a communal rear garden.



Local Authority  
Sunderland

Council Tax Band  
B



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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