

Claremont Terrace  
Ashbrooke  
Sunderland  
SR2 7LB



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# Claremont Terrace

£79,995

## INTRODUCTION

BEAUTIFULLY PRESENTED SECOND FLOOR ONE BEDROOMED FLAT WITH COMMUNAL ENTRANCE AND PRIVATE FRONT DOOR. PERFECT AS A LOW-COST HOME FOR FIRST TIME BUYERS OR INVESTORS.

## ENTRANCE HALL

Second Floor.

Entry phone for main front door, thermostatic control for central heating.

## LOUNGE/KITCHEN

Including kitchen. Open plan to kitchen, double convector radiator, two wooden framed double-glazed sash windows and halogen low voltage lights.

## KITCHEN

Including lounge.

Laminate wood effect flooring, good range of wall and floor units in light wood effect, black laminate marble effect worktops, integrated fridge, integrated electric oven with four ring gas hob, extractor fan.

## BEDROOM

Fitted sliding wardrobes with mirrored door, double convector radiator and wooden frame double glazed sash window

## BATHROOM

Well planned layout, white low level WC, white hand basin, chrome fittings, tiled floor to ceiling, chrome feature towel radiator and a single shower cubicle operated from combi boiler.

## UTILITY ROOM

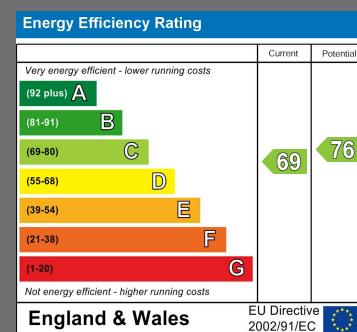
Situated in main hallway provided very useful additional storage, automatic washing machine and combi boiler.



Local Authority

Council Tax Band

A



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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