

Albert Court  
Sunderland  
SR2 7LQ



# Albert Court

£125,000

## INTRODUCTION

SUPERB 3 BED GROUND FLOOR APARTMENT - THE LARGEST STYLE ON THE DEVELOPMENT - GROUND FLOOR ONE LEVEL LIVING  
- ELECTRIC GATE ACCESS - LOVELY LANDSCAPED COMMUNAL GROUNDS - EN SUITE TO MASTER BEDROOM - LOVELY DINING KITCHEN - LARGE LOUNGE WITH 2 WINDOWS - ALLOCATED PARKING + VISITOR PARKING ...

## ENTRANCE HALL

Vinyl wood-effect flooring, radiator, 2 double storage cupboards, door leading off to bathroom, doors leading off to 3 bedrooms, door leading to kitchen, door leading off to lounge.

## BEDROOM 2

Good size double bedroom.

Carpet flooring, radiator, double glazed window facing towards Durham Road. Fitted double wardrobes with slightly mirrored doors providing a good degree of storage and hanging space.

## BATHROOM

Tiled flooring, radiator, toilet with low level cistern, sink built into vanity unit with chrome taps, bath with panel, chrome taps and separate shower fed from the main hot water system. The walls are finished in uPVC cladding, extractor fan, electric shaving point.

## BEDROOM 1

Double bedroom.

Carpet flooring, radiator, double glazed window pleasant views over greenery, fitted wardrobe with hanging and storage space. Door leading off to en suite.

## EN SUITE

Toilet with low level cistern, sink built into vanity unit with chrome tap, single shower cubicle with folding glass doors and shower fed from the main boiler system. Tiled flooring, radiator, extractor fan.

## BEDROOM 3

Also, small a double bedroom.

Carpet flooring, radiator, double glazed window with pleasant views.

## KITCHEN

Lovely size kitchen.

Laminate wood-effect flooring, double radiator, double glazed window, wall mounted central heating boiler. Fitted kitchen with a range of wall and floor units in a white finish with integrated electric oven, 4 ring gas hob and integrated extractor, space and plumbing for a washing machine, space for a tall fridge/freezer.

## LOUNGE

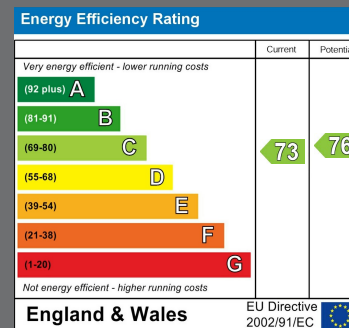
Lovely size spacious lounge.

Carpet flooring, 2 double glazed windows with pleasant aspect, 2 radiators, decorative fire surround with electric fire. Recessed lights to ceiling.



Local Authority  
Sunderland

Council Tax Band  
D



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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