

Aylesford Mews

Hill View
Sunderland
SR2 9HY



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£775 Per Month

INTRODUCTION

2 DOUBLE BED GROUND FLOOR APARTMENT - TO LET UNFURNISHED - EN SUITE TO MASTER BEDROOM - IMMACULATELY PRESENTED THROUGHOUT - LARGE OPEN PLAN LOUNGE/DINING/KITCHEN - INTEGRATED OVEN & HOB INCLUDED - ONE ALLOCATED PARKING SPACE + VISITOR PARKING ...

COMMUNAL ENTRANCE

Secure door leading to well maintained entrance hall with direct access into the apartment.

ENTRANCE VESTIBULE

Laminate wood-effect flooring, entry phone, alarm key pad, boiler controls for central heating system. Door leading off to bathroom, door leading into entrance hall.

BATHROOM

Vinyl tile effect flooring, radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. The area around the bath is finished in a tasteful stone effect ceramic tile which continues to half height around the toilet and hand basin. Extractor fan.

ENTRANCE HALL

Radiator, 3 doors leading off, 1 to bedroom 1, 1 to bedroom 2, 1 to open plan lounge kitchen.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, white uPVC double-glazed window with pleasant green views to the rear and door leading off to en-suite.

EN-SUITE

Vinyl tile effect flooring, shower cubicle with sliding glass doors and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, toilet with low level cistern, sink with single pedestal and chrome taps. White tiles to full height in the shower area which continue to half height around the toilet and hand basin area. Extractor fan.

BEDROOM 2

Also a double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window.

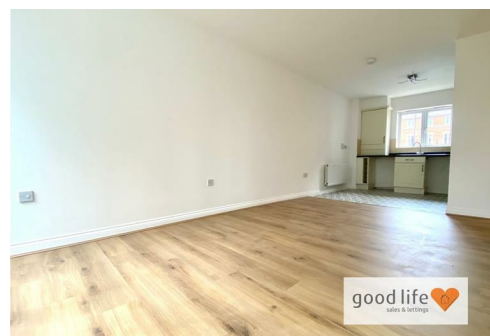
OPEN PLAN LOUNGE KITCHEN

Measurements taken at widest points

Lovely modern open plan space which is very light as a result of uPVC double-glazed windows to the front and 2 double-glazed windows to the rear with pleasant views over communal green area. The lounge area is sufficiently proportioned to accommodate most arrangements of furniture and is heated via a double radiator and is open plan to a dining kitchen area large enough to accommodate a dining table and chairs. The kitchen areas has a fitted kitchen comprising a range of wall and floor units in a light cream finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, stainless steel sink with bowl and a half, single drainer and matching monobloc tap situated below the window and modern central heating boiler hidden away in a cupboard, under space and plumbing for a washing machine and under bench space for a fridge and a freezer, a double radiator provides heat to this space also. The lounge/kitchen is a really lovely modern area.

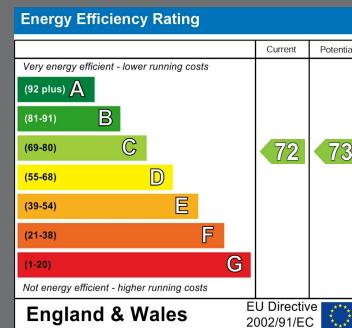
EXTERNALLY

1 allocated parking plus visitor parking.



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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