

Esplanade West
Ashbrooke
Sunderland
SR2 7BG



Esplanade West

£495 PCM

INTRODUCTION

DELIGHTFUL LUXURY (ONE BEDROOM) SPACIOUS BASEMENT APARTMENT TO LET UNFURNISHED JUST A BRIEF WALK INTO CITY CENTRE AND METRO.

ENTRANCE VESTIBULE

Entrance via uPVC double glazed door. Tiled flooring, secondary uPVC double glazed door leading to entrance hall.

ENTRANCE HALL

Built-in cupboard housing gas and electric meter, carpet flooring, single radiator, doors leading off to bedroom, lounge and bathroom.

BEDROOM 1

Measurements taken at widest points and into bay.

Double radiator, carpet flooring, wooden framed double glazed sash windows, built-in wardrobe utilising space to one side of the chimney breast. Gorgeous period fire surround with cast insert and tiling.

BATHROOM

Vinyl tile effect flooring, double radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps, separate electric shower over with folding glass shower screen. The walls are finished in a white ceramic tile with chrome edging strips.

LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, cast fire with tiled hearth, rear facing wooden framed double glazed window, partially-glazed door leading out to garden and patio area. Door leading off to kitchen.

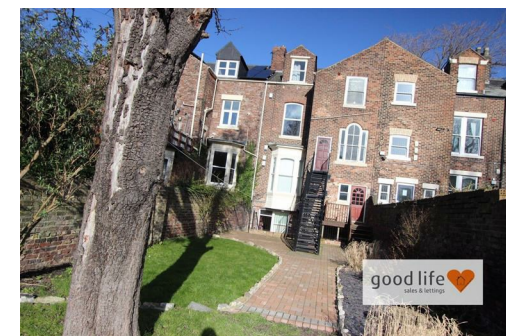
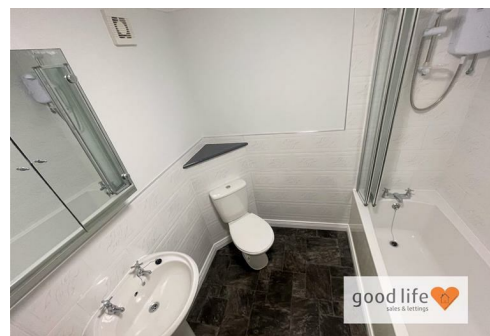
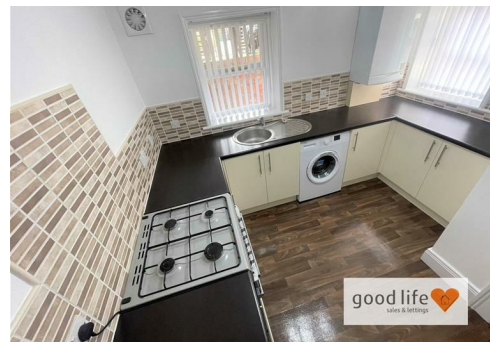
KITCHEN

The room is L shaped and measurements taken at widest points.

Vinyl wood effect flooring, double radiator, wooden framed double glazed window rear and side facing. Modern fitted kitchen with a range of floor units in a cream finish with contrasting wood effect laminate work surfaces. Stainless steel sink with circular bowl and matching drainer and monobloc tap. Double oven with gas hob, double fridge/freezer and washing machine. Wall mounted Combi boiler. Kitchen cupboards are clean and applicants are clean, and well presented.

EXTERNALLY

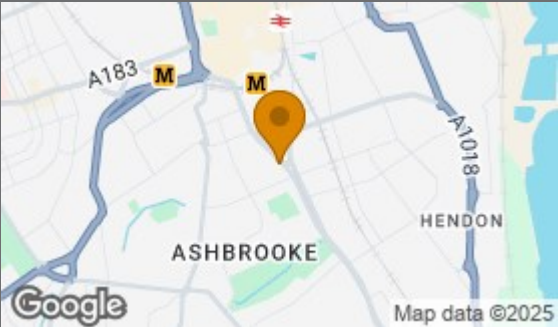
There is a pleasant patio area positioned to take advantage of afternoon sun with shared garden and parking.



Local Authority
Sunderland

Council Tax Band
A

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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings