



97 Aylesford Mews, Sunderland, SR2 9HZ

£225,000

THE WOW FACTOR... four bedroom town house across three floors. Must be viewed to be fully appreciated due to the superbly designed and crafted interior decor. Situated on the sought after development of Aylesford Mews in Tunstall. This home benefits from gas central heating, double glazing and an amazing landscaped oriental garden. Internally; the ground floor comprises of fully glass mirrored panelling throughout the entrance hallway leading to a nautical themed scullery/kitchen which has its own island and french doors, utility room and downstairs WC and a fantastic front living area with plenty of character. A winding staircase leads to a first floor with master bedroom and en suite with Juliet balcony, the first floor also has a second reception room. The second floor benefits from three further bedrooms one having an en suite and a family bathroom. Being a corner plot on this development this home benefits from extra front garden space. The rear garden having a Japanese theme. There is also a single garage in a block to the rear of the property. Conveniently located just off Sea View Road being close to local shops, Sunderland Eye Infirmary, schools and Sunderland City Centre.

Ground Floor Office/Study 17'8" x 11'5" at max (5.38 x 3.48 at max)

Downstairs WC 5'4" x 3'1" at max (1.63 x 0.94 at max)

Kitchen 16'0" x 10'6" at max (4.88 x 3.20 (4.874 x 3.201) at max)

Utility Room 7'2" x 6'4" at max (2.18 x 1.93 (2.181 x 1.922) at max)

Ground Floor Reception Room 17'8" x 11'10" at max (5.38 x 3.61 at max)

First Floor Reception Room 17'8" x 11'10" at max (5.38 x 3.61 at max)

First Floor Master Bedroom 15'7" x 10'8" at max (4.75 x 3.25 at max)

Juliet balcony.

Master Bedroom En Suite 6'6" x 6'6" at max (1.98 x 1.98 at max)

Second Floor Bedroom Two 12'5" x 10'10" at max (3.78 x 3.30 at max)

With en suite.

Second Floor Bedroom Three 11'1" x 9'9" at max (3.38 x 2.97 at max)

Second Floor Bedroom Four 11'1" x 7'8" at max (3.38 x 2.34 at max)

Second Floor Family Bathroom 5'7" x 7'2" at max (1.70 x 2.18 at max)

Please Note

DISCALIMER Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on

request. There is no charge for this service.

PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property misdescriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



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Energy Efficiency Graph

