



## Claremont Terrace, Ashbrooke, Sunderland

**£65,000**

**3 BED UPPER FLOOR FLAT**

**SHARED REAR COURTYARD**

**NO CHAIN**

**CENTRAL ASHBROOKE LOCATION CLOSE TO CITY CENTRE & TRANSPORT LINKS**

**EPC RATING D**

**ATTRACTIVELY PRICED**

3 BED UPPER FLOOR FLAT – CENTRAL ASHBROOKE LOCATION – CLOSE TO CITY CENTRE, TRANSPORT LINKS & PARK LANE BUS STATION – NO CHAIN. Good Life Homes are delighted to bring to the market this 3 bed upper floor flat situated in central Ashbrooke location within walking distance to Sunderland City Centre and Park Lane bus station. The property is sensibly priced which makes it a good buy to let option. With the benefit of NO CHAIN, briefly comprising; communal entrance hall, internal hallway, half landing, bedroom 3, first floor landing, bathroom, kitchen, lounge and a further 2 bedrooms. Externally to the rear is a shared, low maintenance courtyard. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Door leading to entrance hall. Carpeted stairs to half landing.

### HALF LANDING

Door leading off to bedroom 3.

### BEDROOM 3 *10' 8" x 7' 2" (3.25m x 2.18m)*

Measurements do not include depth of fitted wardrobe. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Built-in wardrobe for useful storage, built-in cupboard housing the boiler. This is a single bedroom.

### FIRST FLOOR LANDING

4 doors leading off, 1 to internal hallway, 1 to lounge, 1 to bathroom and 1 to kitchen.

### BATHROOM *10' 8" x 4' 6" (3.25m x 1.37m)*

Vinyl flooring, vertical towel heater style radiator, toilet with low level cistern and push button flush, bath with panel, glass shower screen and hand held shower, sink with single pedestal. The walls around the bath are finished in a ceramic tile, extractor fan.

### KITCHEN *11' 9" x 8' 3" (3.58m x 2.51m)*

Wood flooring, single radiator, Velux window, range of wall and floor units in a white finish with wood laminate work surfaces. Sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, 4 ring gas hob, extractor fan and integrated electric oven. Space for tall fridge/freezer.

### LOUNGE *18' 5" x 16' 4" (5.61m x 4.97m)*

Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. This is a very spacious lounge.

### INTERNAL HALLWAY

2 doors leading off both to bedrooms.

### BEDROOM 1 *19' 4" x 8' 4" (5.89m x 2.54m)*

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

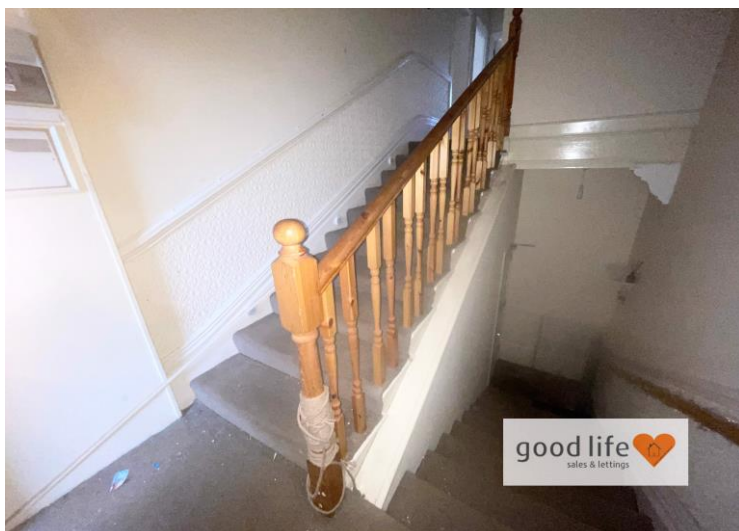


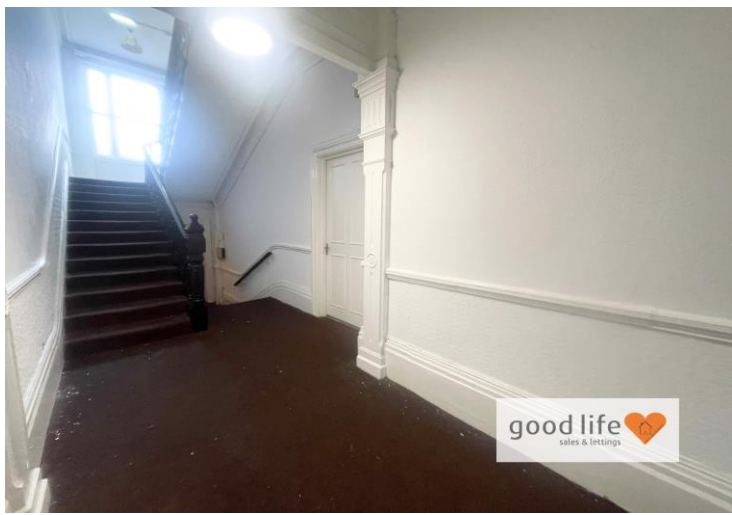
### BEDROOM 2 *12' 9" x 8' 0" (3.88m x 2.44m)*


Carpet flooring, double radiator, 2 double-glazed Velux windows. This is also a double bedroom.

### EXTERNALLY

Entrance via communal door into communal entrance. Carpeted stairs leading up to the entrance of the flat. Low maintenance courtyard with roller shutter and pedestrian gated access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.