



## Aylesford Mews, Hill View, Sunderland

**£110,000**

**2 BED GROUND FLOOR APARTMENT PLUS EN SUITE  
SHOWER/WC TO MAIN BEDROOM**

**ALLOCATED PARKING BAY JUST OUTSIDE OF FRONT DOOR**

**LARGE SEPARATE MODERN KITCHEN**

**SOUGHT AFTER PRIVATE DEVELOPMENT IN EXCELLENT  
RESIDENTIAL LOCATION**

**EPC RATING C**

**PERFECT FOR SINGLES/COUPLES/RETIRED**

2 BED GROUND FLOOR APARTMENT – EN SUITE TO MASTER BEDROOM – MODERN KITCHEN & BATHROOM – WELL VERY PRESENTED THROUGHOUT – PERFECT FOR SINGLES/COUPLES/RETIRED - ALLOCATED PARKING. Good Life Homes are delighted to bring to the market this fabulous 2 double bedroom ground floor apartment in sought after private development close to Asda supermarket, schools, amenities and transport links. Briefly comprising; communal door with entrance to apartment door; entrance hall; kitchen with space for dining if required, spacious lounge, 2 spacious bedrooms with an en suite to the master plus family bathroom. The property benefits from an allocated parking space to the front of the property plus visitor parking. This is a great opportunity to acquire a sensibly priced, ready to move into home. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, 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 that you'll pay nothing unless we sell your home! Call us and find out why so many people now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Secure entrance door into the entrance lobby of the apartment block. Door leading into apartment. LVT flooring, single radiator, double cupboard providing useful storage, entry phone, door leading off to lounge, door leading off to kitchen, 2 doors leading off to bedrooms and 1 to bathroom.

### KITCHEN 11' 10" x 9' 5" (3.60m x 2.87m)

Tiled flooring, single radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light cream finish with contrasting laminate work surfaces. Sink with bowl and a half, single drainer and Monobloc tap. 4 ring gas hob, extractor fan and built-in electric oven, integrated fridge, integrated dishwasher and space and plumbing for a washing machine. Space for small dining table and chairs if required.

### LOUNGE 15' 0" x 13' 5" (4.57m x 4.09m)

Carpet flooring, double radiator, 2 sets of white uPVC double-glazed patio doors. This is a very spacious lounge.

### BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Vinyl flooring, single radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. Extractor fan. The walls are finished in a ceramic tile.

### BEDROOM 1 13' 1" x 9' 8" (3.98m x 2.94m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Door leading off to en suite. This is a double bedroom.

### EN SUITE 6' 7" x 5' 7" (2.01m x 1.70m)

Vinyl flooring, towel style radiator, toilet with low level cistern and push button flush, sink with chrome tap built into vanity unit, separate shower cubicle with shower tray, glass screen and overhead shower. Extractor fan. The walls around the shower area and bathroom are finished in a ceramic tile.

### BEDROOM 2 11' 3" x 8' 11" (3.43m x 2.72m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is also a double bedroom.




### GENERAL

1 allocated car parking space plus visitor parking. Maintenance charges + ground rent are approx. £1200 a year to be confirmed with the owner.







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>	77	78
(55-68)	<b>D</b>		
(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.