

Aylesford Mews  
Sunderland  
SR2 9HY



# Aylesford Mews

£85,000

## INTRODUCTION

2 DOUBLE BEDROOM 2nd FLOOR APARTMENT - DESIRABLE AYLESFORD MEWS DEVELOPMENT - EN SUITE TO PRINCIPAL BEDROOM - LARGE OPEN PLAN LOUNGE/KITCHEN - ALLOCATED PARKING PLUS VISITOR PARKING - CURRENTLY TENANTED HAPPY TO STAY OR LEAVE - CURRENT RENTAL ASSESSMENT AROUND £650pcm ...

## ENTRANCE VESTIBULE

Door leading into entrance vestibule. Carpet flooring, door leading into entrance hall.

## ENTRANCE HALL

Carpet flooring, entry phone, wall mounted thermostat, built-in cupboard. Doors leading off to 2 bedrooms, lounge/kitchen and bathroom.

## BATHROOM

Vinyl flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps. Tiling to the bath area which continues to half height around the sink and toilet. Extractor fan.

## PRINCIPAL BEDROOM

A good size double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to en-suite.

## EN-SUITE

Vinyl wood-effect flooring, double shower cubicle with sliding glass doors and shower fed from the main hot water system, toilet with low level cistern, sink with single pedestal and chrome taps. Extractor fan, radiator.

## BEDROOM 2

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

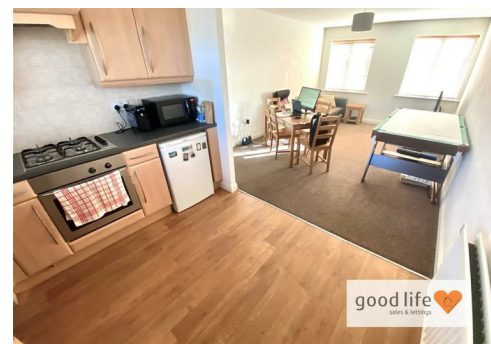
## LOUNGE/KITCHEN

Measurements taken at widest points

Large open plan modern space with carpet flooring in the lounge area and vinyl flooring in the kitchen area. 2 double radiators, 2 rear facing white uPVC double-glazed window, front facing white uPVC double-glazed window which allows light into the room at various times of the day creating a light and airy space. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine, space for under fridge, built-in cupboard housing the Combi condensing boiler.


## EXTERNALLY

Secure entrance and stairs leading to the second floor.  
Allocated parking space for the flat and visitor parking.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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



## Contact

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## Good Life Homes - Sales

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