

Gray Road
Ashbrooke
Sunderland
SR2 8JT



Gray Road

£85,000

INTRODUCTION

EXCEPTIONAL 2 BED GROUND FLOOR FLAT - BEAUTIFUL ASPECT LOOKING OVER MANICURED GROUNDS - SOUTH FACING - SPACIOUS OPEN PLAN LOUNGE/DINING/KITCHEN - MASTER BEDROOM WITH EN SUITE - SENSIBLE ANNUAL SERVICE CHARGES - PARKING PLUS VISITOR PARKING - UNBELIEVABLE VALUE ...

ENTRANCE HALL

Laminate wood-effect flooring, radiator, 4 doors leading off, 1 to lounge dining kitchen, 2 to bedrooms and 1 to bathroom.

BATHROOM

Laminate tile-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps and showerhead attachment. Extractor fan.

MASTER BEDROOM

Measurements take a widest points. Good size double bedroom. Good size double bedroom. Laminate wood-effect flooring, radiator, white uPVC double-glazed window with lovely private views over communal garden. The room is sufficiently proportioned to accommodate 2 sets of double wardrobes or even more (as can be seen in the photos) en suite leading off.

EN SUITE

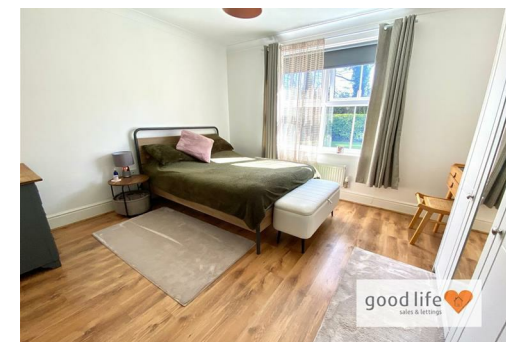
Vinyl tile effect flooring, radiator, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, double shower cubicle with sliding door leading into and shower fed from the main hot water system.

BEDROOM 2

Laminate wood-effect flooring, radiator, white uPVC double-glazed window with views over lovely private communal gardens. This is a good size single bedroom but would accommodate a double bed according to the measurements.

LOUNGE/DINING/KITCHEN

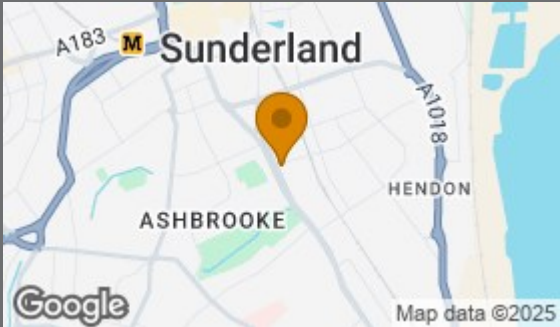
The room is L-shaped and measurements taken at the widest points. Fabulous, open plan modern space which has lots of natural light with side facing white uPVC double-glazed window and white uPVC double-glazed window overlooking private shared grounds to the rear, double and single radiator. Natural lounge/dining area and this flows in an open plan layout into breakfasting kitchen, which in its own right measures approx. 14ft x 7ft as a guide. The kitchen is well appointed and comprise a range of wall and floor units in a light wood-effect finish with contrasting wood-effect laminate work surface, integrated electric oven, 4 ring gas hob, integrated extractor, space for tall fridge/freezer, space and plumbing for a washing machine, space for dishwasher, sink with single bowl, single drainer and Monobloc tap. Ample bench space for those that are interested in cooking and food prep. Double cupboard which provides additional useful storage.



Local Authority
Sunderland

Council Tax Band
B

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



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