

Aylesford Mews

Hill View  
Sunderland  
SR2 9HY



good life  
sales & lettings



# Aylesford Mews

£120,000

## INTRODUCTION

RARE LARGER STYLE GROUND FLOOR APARTMENT - EXCLUSIVE DEVELOPMENT - 2 DOUBLE BEDROOMS - MASTER EN SUITE - PLUS SEPARATE BATHROOM - SEPARATE DINING KITCHEN - LOVELY SIZE LOUNGE - ALLOCATED PARKING PLUS VISITOR PARKING ...

## ENTRANCE HALL

Door leading into apartment. LVT flooring, large double cupboard providing useful storage, wall mounted security entry phone and alarm key pad, radiator. 5 doors leading off 2 to bedrooms, 1 to bathroom, 1 to kitchen and 1 to lounge.

## LOUNGE

Carpet flooring, radiator, 2 white uPVC double-glazed French doors acting as a Juliet balcony with railings beyond. This is good size lounge which would accommodate most arrangements of furniture.

## BEDROOM 1

Good size double bedroom with carpet flooring, 2 white uPVC double-glazed windows with pleasant views. Door leading off to en-suite.

## EN-SUITE

Vinyl tile effect flooring, chrome towel heater style radiator. White toilet with low level cistern, white sink built into vanity unit with chrome tap, double shower cubicle with sliding doors and shower fed from main hot water system.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window.

## BATHROOM

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap, bath with panel and chrome tap. Tiling around the bath area which continues to half height around the sink and toilet areas. Extractor fan.

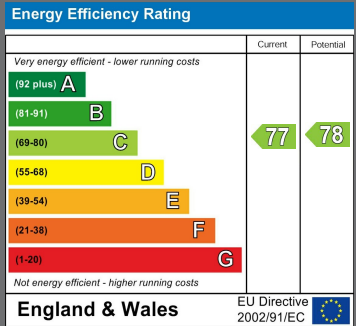
## KITCHEN

Vinyl tile-effect flooring, radiator, white uPVC double-glazed window, built in cupboard housing the combi boiler. Fitted kitchen with a range of wall and floor units in a light finish with contrasting laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, integrated washing machine, integrated dishwasher, integrated under bench fridge.



Local Authority  
Sunderland

Council Tax Band  
C



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





## Good Life Homes - Sales

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