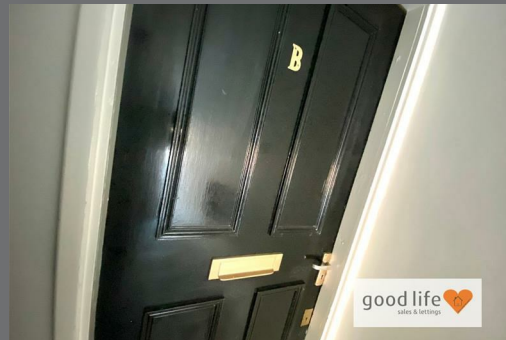


Woodside  
Ashbrooke  
Sunderland  
SR2 7ET



# Woodside

£84,950

## INTRODUCTION

VERY SPACIOUS 1 BED PERIOD APARTMENT - FIRST FLOOR - GARAGE + PARKING - CENTRAL ASHBROOKE - WALKING DISTANCE TO CITY CENTRE - NO CHAIN - BEAUTIFUL LOUNGE WITH VIEWS...

## ENTRANCE HALL

Pleasant entrance hall with carpet flooring, built in cupboard providing lots of storage. 4 doors leading off, 1 to kitchen, 1 to lounge, 1 to bathroom and 1 to bedroom.

## KITCHEN

A lovely well presented tasteful modern kitchen with a range of wall and floor units in a light finish with contrasting wood effect laminate wood-effect work surfaces. Space for tall a fridge/freezer, space for gas oven, integrated dishwasher, space with door coverings for washing machine, stainless steel sink with single bowl, single drainer and monobloc tap. Small area in the kitchen which is large enough to accommodate a breakfast table and chairs, chrome towel heater style radiator, lovely large single-glazed sash window with attractive views over the shared grounds.

## LOUNGE

A huge formal lounge with beautiful single-glazed sash bay window with views over shared grounds and 11ft high ceilings with beautiful coving and cornice. 2 large double radiators providing heat to the room and contemporary style fireplace providing additional focal point. For buyers interested in creating 2 bedrooms, it would be possible (given the size of the lounge) to create a kitchen space in the large living room area and use the current kitchen as a generous bedroom. This is something the current owner wanted us to point out and seems perfectly feasible to use given the location of the plumbing etc etc.

## BATHROOM

Laminate wood-effect flooring, radiator, white bath with chrome taps and shower fed from the main hot water system, toilet with mid level cistern and sink with single pedestal and chrome taps.

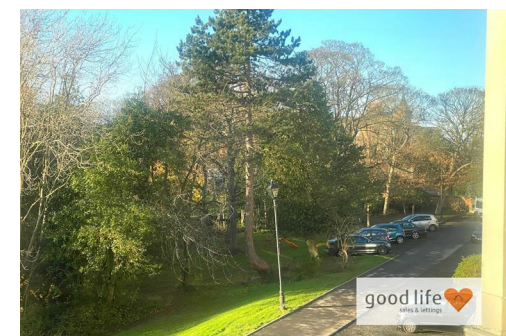
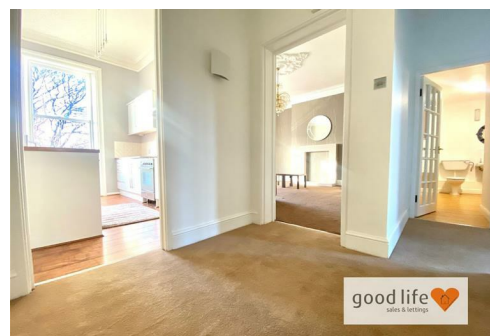
## BEDROOM 1

Very large beautiful double bedroom with high ceilings and double radiator providing heat to the space. Gorgeous large single-glazed sash windows have rear facing views.

## EXTERNALLY

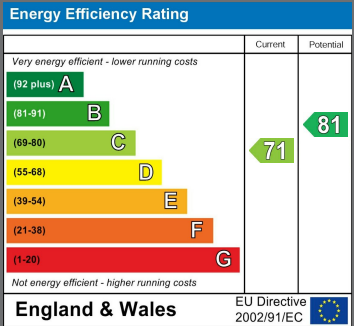
The property is accessed via the rear of Woodside via a electric roller shutter door leading into a shared carpark for the residents and an individual garage which is for the exclusive use of the apartment.

Once into the car park and/or the garage there is a lockable door which leads into an attractive entrance door where there are carpeted stairs to first floor landing where the actual door to the apartment is located.



Local Authority  
Sunderland

Council Tax Band  
A



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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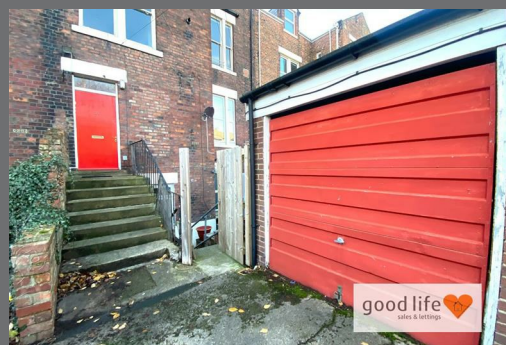
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