



good life

Stanfield House, Gray Road, Ashbrooke, Sunderland

£89,995

2 DOUBLE BEDROOM WITH EN SUITE & MAIN BATHROOM

3RD FLOOR WITH "LIGHT" SOUTH FACING ELEVATED VIEWS

WELL REGARDED WELL-KEPT DEVELOPMENT

EPC RATING

WALKING DISTANCE TO CITY CENTRE

CLOSE TO TRANSPORT LINKS

TWO DOUBLE BEDROOM WITH EN SUITE PLUS MAIN BATHROOM - WELL REGARDED - WELL MAINTAINED APARTMENT DEVELOPMENT -WALKING DISTANCE TO CITY CENTRE & TRANSPORT LINKS - 3RD FLOOR - ELEVATED SOUTH FACING VIEWS - SPACIOUS INTERIOR - NO CHAIN. Good Life Homes are delighted to bring to the market a spacious 2 double bedroom 3rd floor apartment located within walking distance to the city centre & transport links and benefitting from one en suite to one bedroom and an additional main bathroom, perfect for guests or sharers. Whilst perfect for an owner-occupier purchase, the apartment may also be of interest to buy to let landlords due to the proximity to transport links, city centre and the benefit of having 2 bathrooms which would be of interest to sharing tenants with a market rent currently in the region of £600pcm. Briefly comprising; allocated parking space plus visitor parking, well maintained secure entrance, stairs to third floor, entry door to apartment, entrance hall, 2 double bedrooms, bathroom plus en suite, large lounge with lovely light elevated views, generously proportioned kitchen/dining room. Set within well-maintained landscaped grounds, 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 across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Carpet flooring, built-in cupboard. Doors leading off to bedroom 1, bedroom 2, kitchen/dining room, lounge and bathroom.

BATHROOM 6' 7" x 5' 8" (2.01m x 1.73m)

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

MASTER BEDROOM 10' 6" x 9' 9" (3.20m x 2.97m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window with lovely elevated views. Door leading off to en suite.

EN SUITE 6' 9" x 5' 7" (2.06m x 1.70m)

Tiled flooring, double shower cubicle with sliding doors and shower fed from the main hot water system. White toilet with low level cistern, white sink with single pedestal and chrome tap, double radiator, front facing white uPVC double-glazed window with privacy glass. Extractor fan.

BEDROOM 2 8' 5" x 8' 3" (2.56m x 2.51m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Modern professionally installed fitted wardrobes to 1 wall with sliding doors, 1 of which is mirrored.

KITCHEN/DINING ROOM 13' 0" x 8' 7" (3.96m x 2.61m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob, integrated extractor and stainless steel splash back. Sink with single drainer and bowl with matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, recessed lights to ceiling. Space for dining table and chairs.

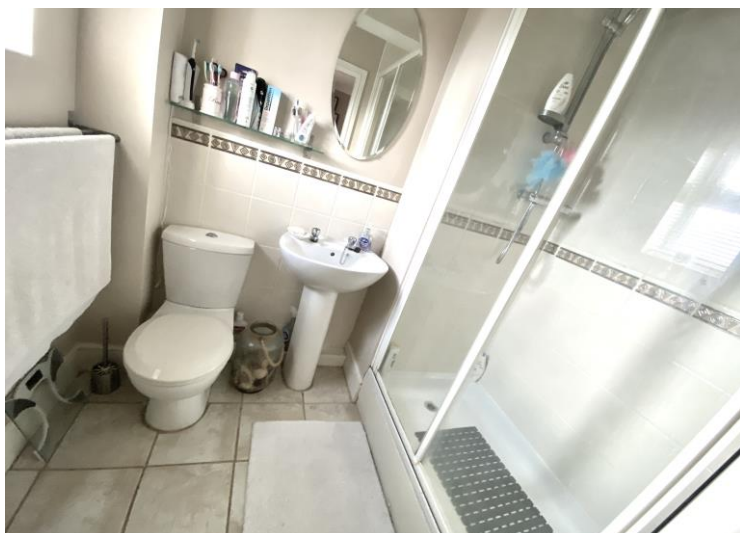
LOUNGE 16' 9" x 10' 9" (5.10m x 3.27m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed windows with lovely elevated views, south facing. Feature fire surround in a wood-effect finish with natural stone-effect hearth and back and built-in coal-effect fire. This is a lovely size, light, living room by virtue of the large window.



EXTERNALLY

Allocated parking for 1 vehicle plus visitor parking. Well maintained grounds, secure entry into building.





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.