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The Cloisters, Ashbrooke, Sunderland, SR2

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SALES - LETTINGS - MANAGEMENT

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Offers In The Region Of £115,000

* TENANTS IN SITU * £750 PER MONTH * 2 BEDROOM * BASEMENT FLAT * LEASEHOLD * COUNCIL TAX BAND A * EPC RATING C *

This two-bedroom terraced flat is offered for sale in the sought-after Ashbrooke area of Sunderland, occupying a basement position and benefiting from access to communal front and rear gardens. The property is being sold with long-term tenants in situ, currently achieving £750 per month. Please note that the photographs were taken prior to the current tenancy.

The accommodation includes a large living room featuring a fireplace, original floorboards, coving and generous windows. The kitchen is fitted with a centre island and provides direct access to the garden. Both bedrooms benefit from built-in wardrobes, while the spacious partially tiled bathroom includes built-in storage and a useful utility area. Original features are retained throughout, adding to the character of the property.

Ashbrooke is well regarded for its attractive tree-lined streets and convenient access to Sunderland city centre, with a range of shops, cafés and restaurants nearby. Mowbray Park and Backhouse Park are also within easy reach, providing attractive green spaces close to the property.

The property offers an established rental opportunity, with long-term tenants currently in situ and a rental income of £750 per month. Combining period character, generous accommodation and communal gardens, this property would make an appealing addition to an investment portfolio.

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Approximate total area⁽¹⁾

98 m²

1055 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entry
5'2" x 9'4"

Living Room
19'8" x 17'11"

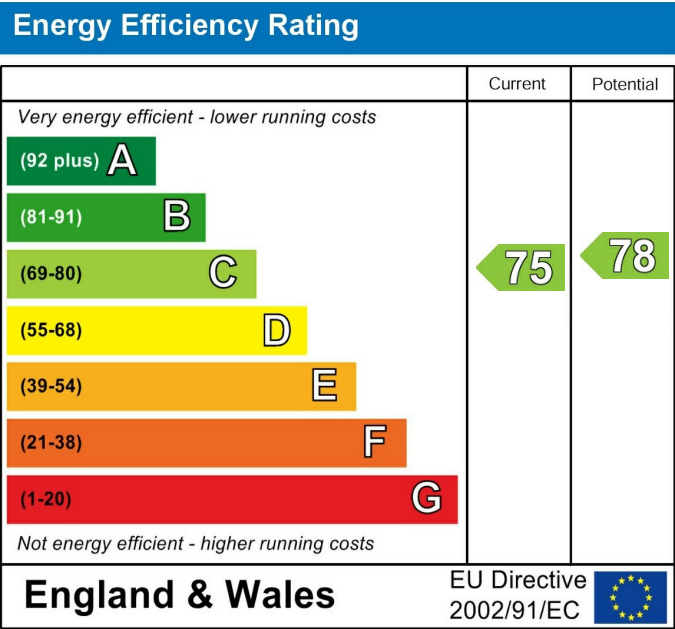
Hallway
5'10" x 14'0"

Bedroom 1
9'6" x 10'1"

Bedroom 2
5'9" x 18'1"

Kitchen
14'11" x 10'2"

Bathroom
7'9" x 9'6"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



