

Elms West
Ashbrooke
Sunderland
SR2 7BY



Elms West

£75,000

INTRODUCTION

AVAILABLE NOW - TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH COMBINED SPACIOUS LOUNGE/KITCHEN AREA PLUS STAIRS TO 2 DOUBLE BEDROOMS AND SHOWER ROOM- TENANT IN SITU

ENTRANCE LOBBY

The apartment is entered via an attractive staircase with wall mounted Combi boiler, double glazed windows with privacy glass. Stairs to first floor landing.

FIRST FLOOR LANDING

Door leading off to lounge/kitchen, stairs to second floor landing where there are 2 bedrooms and shower room.

LOUNGE/KITCHEN

Laminate wood effect flooring, double radiator, 2 rear facing white wooden framed double glazed windows with attractive elevated views. Fitted kitchen with a range of wall and floor units in a medium wood effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine and double fridge/freezer. Entry phone and electric consumer unit. The lounge area is very spacious with TV aerial and is sufficiently proportioned to accommodate a range of sofa/furniture options including dining/eating area.

SECOND FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

The room is L-shaped and measurements taken at the widest points. This is a lovely attic bedroom with 3 wooden framed double glazed Velux style roof lights to both elevations allowing lots of light into the space, carpet flooring, double radiator.

BEDROOM 2

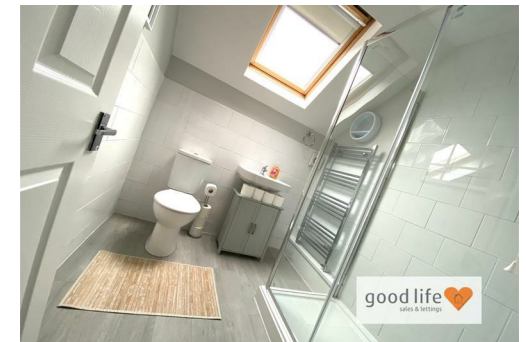
2 wooden framed double glazed Velux style roof lights to both elevations allowing lots of light into the space. Carpet flooring, double radiator.

SHOWER ROOM

Laminate wood effect flooring, white toilet with low level cistern, white sink with single pedestal and chrome tap with storage unit beneath, chrome towel heater style radiator, extractor fan, wooden framed double glazed Velux style roof light allowing lots of light into the space whilst retaining privacy. Double shower cubicle with sliding glass doors and powerful shower fed the main hot water system. The walls are mainly finished in a stylish white ceramic tile with lovely grey stone effect ceramic tile feature wall.

EXTERNALLY

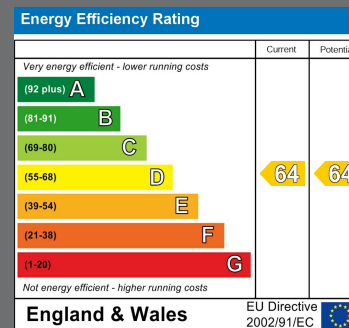
Parking is on a first come first serve basis.



Local Authority

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



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