



The Cloisters, Ashbrooke, SR2

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The Cloisters, Ashbrooke, SR2

Asking Price £115,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * FIRST FLOOR FLAT * LEASEHOLD * COUNCIL TAX BAND A * EPC TBC *

This two-bedroom terraced first floor flat is offered for sale in very good condition, positioned in a sought-after location close to Sunderland city centre. The property combines period features with practical modern touches, making it suitable for first-time buyers, families and investors.

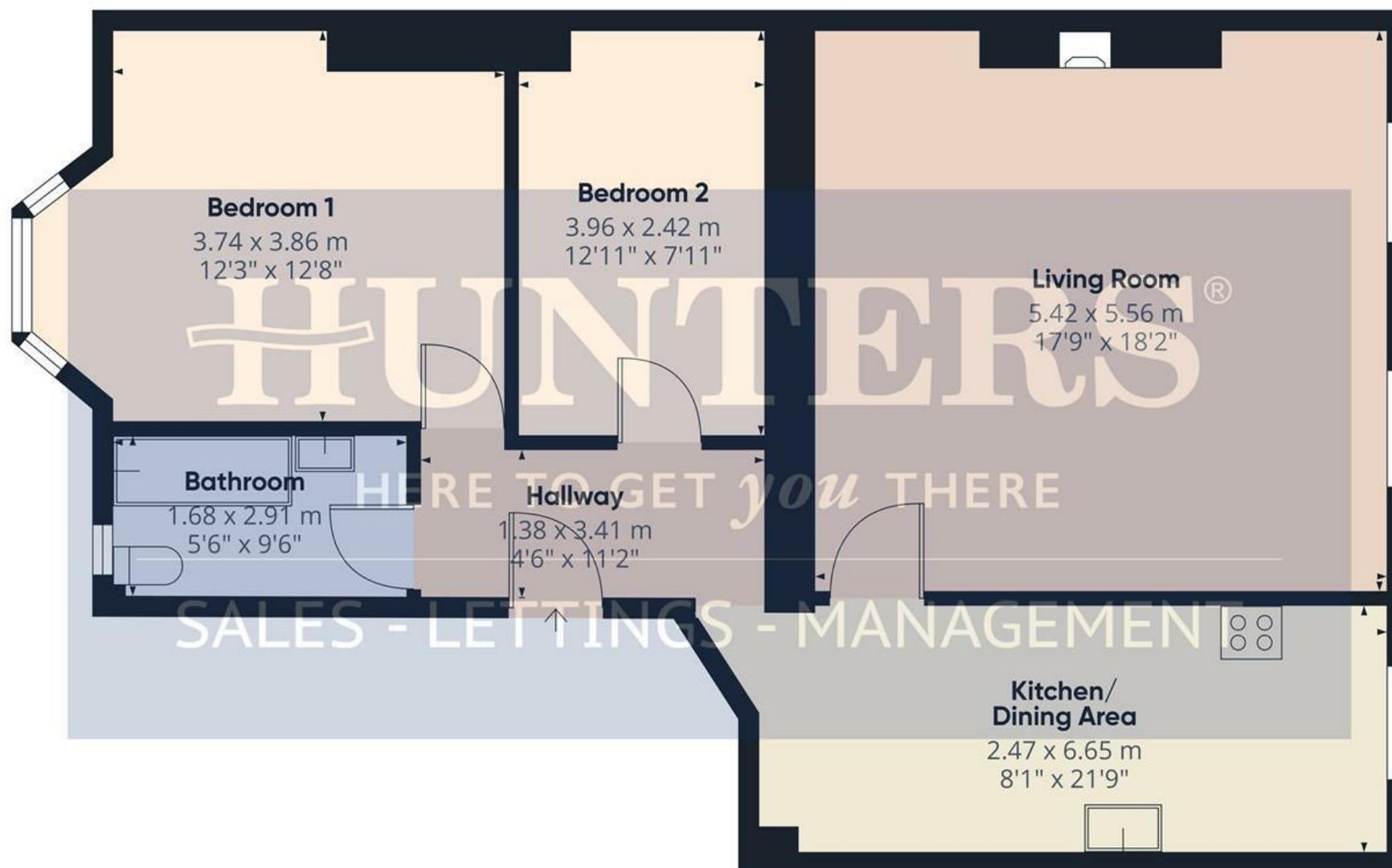
The spacious reception room features wood flooring, original coving, built-in storage and a beautiful period fireplace, complemented by large windows that enhance the high ceilings. The kitchen benefits from good natural light, a Belfast sink, a modern and practical layout, and a built-in seating area, creating a functional space for day-to-day living.

The master bedroom includes large sash windows, allowing plenty of light into the room, while the second bedroom is a single with built-in wardrobes. The fully tiled bathroom is fitted with a rain shower and a heated towel rail.

Located within easy reach of Sunderland city centre, the flat offers convenient access to local amenities including shops, cafés and restaurants. Nearby parks provide green space for leisure and recreation.

This two-bedroom terraced flat presents a well-positioned home close to the city centre, combining character features such as high ceilings and fireplaces with practical modern living.

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Approximate total area⁽¹⁾

78.9 m²
850 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



Hallway

4'6" x 11'2"

Kitchen/Dining Area

8'1" x 21'9"

Living Room

17'9" x 18'2"

Bedroom 1

12'3" x 12'7"

Bedroom 2

12'3" x 12'7"

Bathroom

5'6" x 9'6"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



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