10 St. Bedes Terrace

Ashbrooke

Sunderland

SR2 8HS









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ST BEDES TERRACE

SUNDERLAND

- GROUND FLOOR GARDEN APARTMENT
- 2 BEDROOMS
- BEAUTIFUL INTERIOR
- LONG LEASE
- NO SERVICE CHARGES

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10 St. Bedes Terrace

Offers In The Region Of £120,000

INTRODUCTION

STUNNING 2 BEDROOM GROUND FLOOR APARTMENT - FULLY & TASTEFULLY MODERNISED - PRIVATE ROAD LOCATION OPPOSITE MOWBRAY PARK - APARTMENT OWNS GARDEN TO FRONT - IMMACULATE GRADE 2 LISTED BUILDING - SHORT WALK INTO CITY CENTRE - LONG LEASE (200 YEARS FROM 1974) - NO SERVICE CHARGES - AMPLE PARKING TO FRONT ON PRIVATE ROAD ...

COMMUNAL ENTRANCE HALL

The entrance hall is meticulously maintained with carpet flooring, part panelled walls, staircase to upper flats, door leading to the ground floor flat. Separate room at the entrance hallway, down 4 stairs, which leads to a dedicated additional WC and utility room which belongs to the ground floor flat.

UTILITY ROOM

6'9 x 5'10

Approx.

Immaculately presented with vinyl-tile effect flooring, space and plumbing for a washing machine and dryer plus additional under bench fridge, space and laminate work surface with electric sockets, sperate Belfast sink with hot and cold running taps, WC with low level cistern and 2 rear facing wooden single-glazed windows. This is a perfect laundry/utility room located separate to the main apartment.

ENTRANCE HALL

Beautifully appointed open plan entrance hall.

Laminate wood-effect flooring flowing through naturally into the lounge area and into bedroom 2. Open plan doorway which leads into a internal hallway with vinyl tile-effect flooring, large built in storage cupboards, high ceilings and 3 doors leading off, 1 to bathroom, 1 to bedroom 1 and 1 to kitchen.

KITCHEN
10'5 x 6'3
Vinyl tile-effect flooring, double radiator, attractive timber clad feature wall, wall mounted combi boiler, wooden framed single-glazed window with views over rear garden. Beautifully stylish fitted kitchen with a range of wall and floor units in a period style finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, under bench space for fridge, under bench space for freezer and under bench space for a dishwasher, stainless steel sink with Monobloc tap. (Washing machine and dryer in separate laundry room) double folding doors lead from the kitchen into internal hallway.

BEDROOM 1
13'6 x 13'2
Good size double bedroom.
Carpet flooring, column radiator, large wooden framed single-glazed bay window allowing lots of light into the space with built in original working shutters. This is a good size double bedroom.

BATHROOM
11'8 x 4'7
Laminate wood-effect flooring, chrome towel heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, bath with chrome taps and separate shower with fixed overhead shower fed from the main hot water system with curved shower screen and curtain. Built in shelving unit providing useful space for towels etc.

BEDROOM 2
10'3 x 7'2
Single second bedroom which also make a terrific home office.
Laminate wood-effect flooring, column radiator, wooden framed single-glazed windows with views front facing over the garden and private road. Folding double doors have been put into this room which open out onto the lounge area and potentially give the option to create a lovely working home office, equally, closed they provide a private second bedroom.

LOUNGE
19'10 x 13'5
Measurements do not include depth of the alcoves but do include depth of the bay window.
Laminate wood-effect flooring, 2 column radiators providing heat to the space, fabulous quality marble and period fireplace with tiled hearth and coal effect gas fire in original style. Beautiful high ceilings extending to approx. 11ft 5" with original coving around the perimeter and picture rails, beautiful large bay window with wooden framed single-glazed units and the original shutters which are still in working order. The bay window frames the garden and private road to the front and creates a lovely view year round.

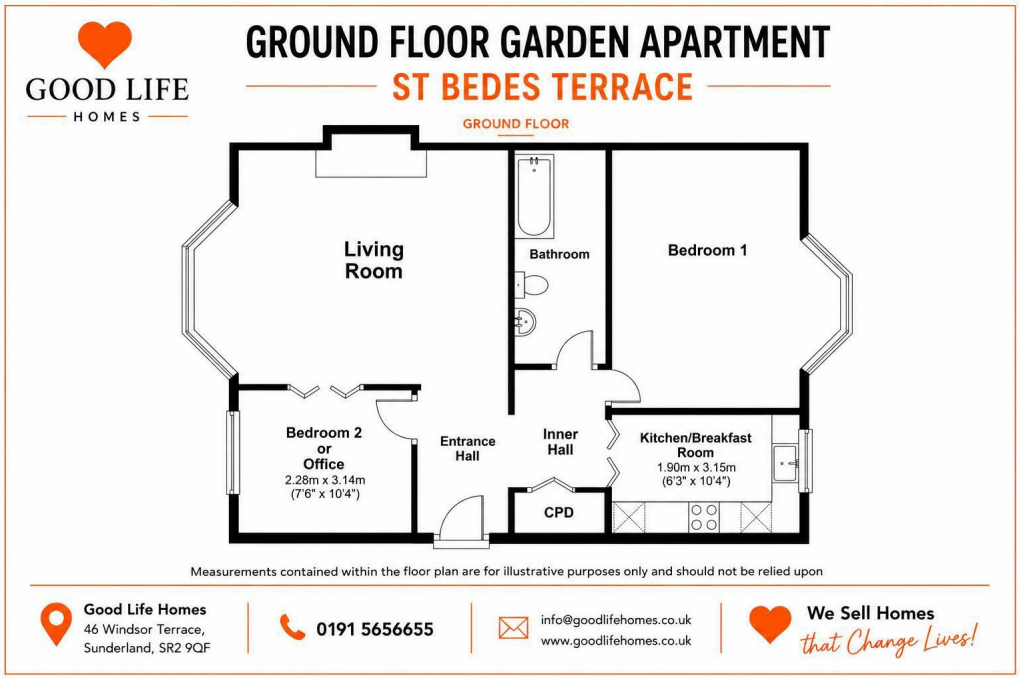






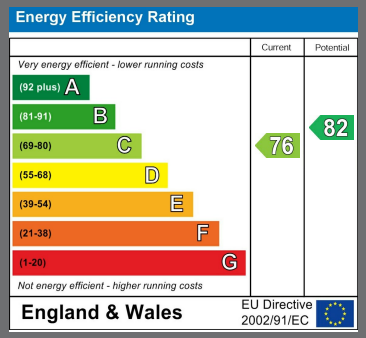






Local Authority
Sunderland

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





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