Aylesford Mews

Hill View

Sunderland

SR2 9HY









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Aylesford Mews

£110,000

INTRODUCTION
This ground-floor apartment in the desirable Aylsford Mews development has two double bedrooms, including a spacious principal bedroom with its own en suite shower room. A separate bathroom with a panelled bath is accessed from the hall. The 28 ft open-plan living area includes a lounge and dining space with patio doors, a Juliet-style railing and a rear window with pleasant views. The fitted kitchen has an integrated oven and gas hob, with room for further appliances.

ENTRANCE VESTIBULE
The private entrance door opens into a small vestibule with an alarm keypad and a door into the hall.

ENTRANCE HALL
Carpeted hall with a radiator and two built-in storage cupboards. Doors lead to the open-plan lounge, dining area and kitchen, both bedrooms and the bathroom.

PRINCIPAL BEDROOM
Spacious double bedroom with carpeted flooring, a double-glazed window with pleasant views, a double radiator and a door to the en suite.

EN SUITE SHOWER ROOM
Double shower enclosure with sliding doors and a shower fed from the main hot water system. Low-level WC, pedestal washbasin with chrome taps, vinyl flooring, radiator and extractor fan.

BEDROOM 2
Double bedroom with carpeted flooring, a front-facing double-glazed window and a radiator.

BATHROOM
Panelled bath with chrome taps, pedestal washbasin with chrome tap and low-level WC. Ceramic tiling surrounds the bath and continues at half height around the WC and basin. Vinyl flooring, radiator and extractor fan.

OPEN PLAN LOUNGE DINING ROOM AND KITCHEN
At widest points.
The carpeted lounge and dining area has white uPVC patio doors with a Juliet-style railing and a rear double-glazed window with pleasant views. Two double radiators serve the room. The kitchen area has vinyl flooring, fitted wall and base units and laminate worktops. Appliances include an integrated electric oven, a four-ring gas hob and a feature extractor hood. There is space and plumbing for a washing machine, space for two further under-counter appliances and a built-in cupboard housing the combi boiler.

COMMUNAL ENTRANCE
Secure keypad entry gives access to a well-maintained communal area. The entrance to the flat is directly ahead.

EXTERNALLY
There is an allocated parking space to the front, with visitor parking also available.

TENURE
Leasehold.





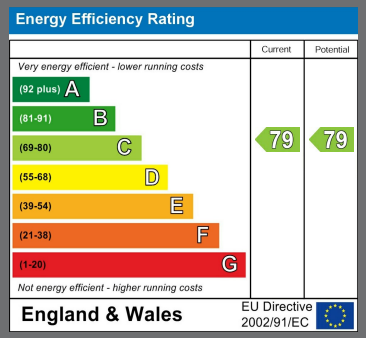






Local Authority
Sunderland

Council Tax Band
C





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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