

Beechbrooke

Ryhope
Sunderland
SR2 0NZ



good life
sales & lettings



Beechbrooke

£85,000

INTRODUCTION

2 BEDROOM APARTMENT - SECOND FLOOR - LOVELY DEVELOPMENT - SUPERB VALUE - PARKING + VISITOR PARKING - POTENTIALLY NO CHAIN ...

ENTRANCE HALL

Laminate wood-effect flooring, radiator, 4 doors leading off, 2 to bedrooms, 1 to lounge, 1 to bathroom.

BATHROOM

Laminate wood-effect flooring, double radiator, white sink with single pedestal and chrome taps, white toilet with low level cistern, bath with tiled panel and glass shower screen over with shower fed from the main hot water system. The walls are finished in a ceramic tile with built in mirrors to 2 sides and extractor fan.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, uPVC double-glazed window, 2 built in wardrobes. This is a nice size double bedroom.

BEDROOM 2

Carpet flooring, radiator, uPVC double-glazed window. This is a small double or large single bedroom.

LOUNGE

Measurements taken at widest points

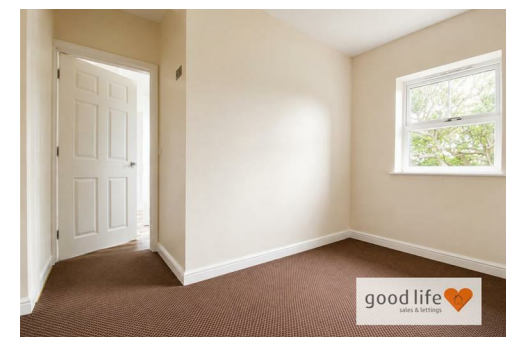
Lovely large spacious living area with carpet flooring, 2 radiators, white uPVC double-glazed window and archway to the rear leading directly into the kitchen. The lounge is large to accommodate a dining table and chairs if required by the new owners.

KITCHEN

Laminate wood-effect flooring, radiator, white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with black handles and contrasting laminate work surface, space for tall fridge/freezer, integrated electric oven, 4 ring gas hob, integrated extractor, freestanding dishwasher, space for a washing machine, stainless steel sink with single bowl, single drainer and monobloc tap, built in larder cupboard which also hides the central heating boiler.

EXTERNALLY

Secure entry door to the front, allocated parking plus visitor parking.



Local Authority
Sunderland

Council Tax Band
B

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



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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