



M I C H A E L H O D G S O N

estate agents & chartered surveyors



WOODSIDE, SUNDERLAND

£150,000

This superb lower ground floor 3 bed flat is situated in the sought after location of Ashbrooke on Woodside providing easy access to Sunderland City Centre, schools and local amenities. Internally the spacious and stylish living accommodation briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining Room, Bathroom and 3 Bedrooms. Externally there are communal gardens, a garage to the rear and residents parking to the front. Early viewing is recommended to appreciate the property and location on offer.

Flat

3 Bedrooms

Kitchen / Dining Room

Lovely Property

Lower Ground floor

Living Room

Garage

EPC Rating: D



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Entrance Vestibule

Leading to the inner hall

Inner Hall

Leading to the living room

Living Room

23'6" max x 22'0" max

A generous living room having a herringbone style laminate floor, 2 radiators, bay window to the front elevation, feature fireplace with gas fire.

Kitchen / Dining Room

26'10" max x 8'6"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, double glazed window, Belfast style sink with mixer tap, laminate floor, integrated fridge, freezer, dishwasher, Laminate floor, radiator,

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a storage unit, walk in shower with tiled splashback and a rainfall style shower head and an additional shower attachment, part tiled walls, roll top bath with mixer tap, recessed spot lighting, radiator.

Bedroom 1

12'10" x 17'4"

Double glazed window, radiator, laminate floor, storage cupboard.

Bedroom 2

13'5" x 8'2"

Timber framed double glazed window, radiator, exposed wood floor

Bedroom 3

13'8" x 8'2"

Timber framed double glazed window, radiator, exposed wood floor

Laundry

6'0" x 8'7"

Plumbed for washer and dryer, accessed from the inner hall

Garage

Single garage in a block to the rear

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 125 years from 24th June 2007 in addition to a share of the management company. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

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