



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

estate agents & chartered surveyors



ASHBROOKE MEWS, SUNDERLAND

£800 Per Month

This stunning unfurnished first floor 3 bedroom apartment is available to let and is arranged over two floors and briefly comprises of Entrance Hall, Kitchen/ Dining Room, Living Room, Dining Area, 2 Bedrooms, Bathroom and there is a lower 3rd Bedroom with En Suite. Externally the property has a gated entrance leading to courtyard parking for 1 car and communal gardens. Situated in the much sought after Ashbrooke, the property is conveniently positioned for local schools, shops, amenities as well as Sunderland City Centre. Sorry No Smokers, No Pets. EPC Rating: C Property available from 20th December 2020.

Apartment

3 Bedrooms

Courtyard Parking 1 Car

Available from 20th
December 2020

Over 2 Floors

Bathroom & En Suite

No pets

Epc Graph Rating C



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FIRST FLOOR

Stairs leading to:

ENTRANCE HALL

Landing, double radiator, alarm control panel, telephone door entry system.

KITCHEN/DINING ROOM

17'4" x 16'10"

The kitchen is fitted with a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, integrated fridge and freezer, dishwasher and washing machine, double radiator, coving to ceiling, recessed spot lighting, double glazed window to the rear elevation.

LIVING ROOM

17'5" x 25'0" to bay

A light and airy room having a large double glazed bay window to the front elevation, up lighting, double radiator, opening to;

DINING AREA

14'7" x 11'1"

Large double glazed sash style window to the front elevation, coving to ceiling, double radiator.

BEDROOM 1

17'5" to bay x 19'10"

Front facing master bedroom with a large double glazed sash style bay window, full range of fitted wardrobes, double radiator, coving to ceiling.

BEDROOM 2

16'6" x 18'8"

Rear facing, double glazed, double radiator, coving to ceiling.

BATHROOM

White suite comprising low level wc, pedestal basin with mixer tap, bath with electric shower over and tiled surround, towel radiator, extractor, recessed spot lighting.

LOWER 3RD BEDROOM

17'4" x 10'4"

Double glazed window to the rear elevation and single glazed sash style window, double radiator.

EN SUITE

Modern white suite comprising low level wc, pedestal basin with mixer tap, double radiator, double glazed window, double shower with electric shower and tiled surround, extractor.

EXTERNALLY

Externally the property has a gated entrance leading to courtyard parking for 1 car and communal gardens.

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