Gray Road, Ashbrooke, Sunderland

O.I.R.O £74,950

A superbly presented second floor apartment, featuring a modern breakfasting kitchen, en-suite shower room and allocated parking space. Internally the private accommodation includes a hall, attractive lounge, breakfasting kitchen, master bedroom with en-suite shower room/wc, a second well-proportioned bedroom and a bathroom/wc. Benefits include security entry system, gas central heating to radiators, double glazed windows, allocated parking space as well as additional visitors parking facilities. This convenient location provides excellent access to local amenities, Sunderland City Centre and offers excellent transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Access via security entrance door into

Communal Hall
Staircase leads to upper floors.

Second Floor - Private Accommodation

Entrance Hall
Central heating radiator and built in cupboard.

Lounge/Diner 16'9" x 10'9"

Double glazed window to front and central heating radiator.

Breakfasting Kitchen 12'11" x 8'7"

Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and hob with extractor chimney over, double glazed window to rear, central heating radiator and central heating boiler is concealed behind matching fronted unit. Space provided for a small breakfast table and chairs.

Master Bedroom 10'7" x 10'0"

Double glazed window to front and central heating radiator.

En-Suite

Low level WC, pedestal washbasin and step in shower cubicle with mains shower, central heating radiator, double glazed window and part tiled walls.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'1" x 8'3"

Double glazed window to rear and central heating radiator.

Bathroom

Low level WC, pedestal washbasin and panel bath with shower attachment over, part tiled walls and central heating radiator.

Outside
Allocated parking space as well the use of additional parking bays.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor.
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Sales Viewing Arrangements
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS