



Ashill Court, Ashbrooke, Sunderland

Offers over £74,950







This top floor apartment is situated in this tree lined street within the heart of Ashbrooke Conservation area and is within walking distance of the City centre, local schools, shops and public transport links. This property is sure to appeal to the young professionals wanting City living in this modern contemporary open plan apartment, decorated to a high standard by the current owners and briefly comprising a secure entrance system, four piece family bathroom, two double bedrooms and an open plan lounge/ kitchenette with a modern contemporary feel. Externally the property has communal gardens and there is off street parking to the rear. Benefits from double glazed windows and a combi gas central heating system. We feel this is an attractive property at a realistic asking price therefore viewing is strongly advised to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Communal Entrance Hall

Laminate floor oak wood flooring, staircase.

First Floor Landing

Laminate floor oak wood flooring, coving and radiator.

Bedroom 1 15'10" x 8'11"



Carpeted with a radiator and coving.

Bedroom 2 11'9" x 9'7"

Carpeted with a radiator, coving and built in cupboard.

Bathroom



Tiled flooring and complimenting tiled walls, comprising low level WC, vanity wash handbasin with storage cupboards and spotlights, panelled bath with mixer taps and showerhead, and a separate double shower cubicle. Skylight.

Lounge 19'6" x 9'8"



Oak effect laminate flooring, radiator, coving, open aspect to

Kitchen 9'7" x 7'6"



Tiled flooring, comprising fitted wall base and drawer units with complimenting work surfaces incorporating stainless steel sink unit, gas hob and extractor hood above and electric oven below, plumbing for washing machine, tiled splashbacks, breakfast bar, two built in storage cupboards, one housing the boiler.

Outside

Allocated parking in the rear courtyard and communal gardens.

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

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MAIN ROOMS AND DIMENSIONS

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. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

Viewing Fawcett Street

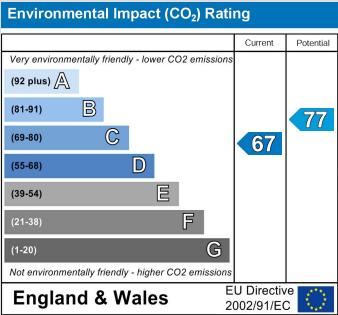
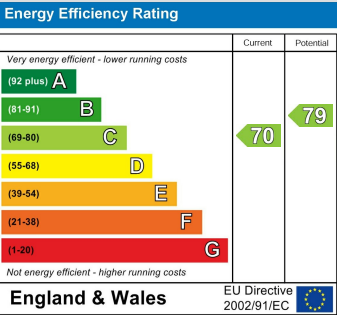
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Times

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

Ombudsman Fst

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



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