



Asking Price £92,500

The Esplanade, SR2 7BQ

Paul Airey are delighted to offer this fantastic one bedroom ground floor garden apartment, forming part of the historic Esplanade. The Esplanade is a Grade II listed, secure development in Ashbrooke area, accessed via a private road with allocated parking for residents and communal gardens. The property is conveniently located within walking distance of Sunderland City Centre, good schools, Sunderland University and Sunderland Royal Hospital. The area offers great transport links via the Metro, the A19 and major bus routes are close to hand.

The accommodation is split over two floors and briefly comprises of entrance hallway, spacious lounge with French doors to the enclosed South facing garden, modern kitchen diner with integrated appliances, light and airy master bedroom and well equipped family sized bathroom. Externally, the property benefits from a large and enclosed South Facing lawned garden with a paved patio area.

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Accommodation Comprises



Kitchen Diner

10'6" x 10'4" (3.21 x 3.15)



Entrance Hallway



With a range of modern wall and base units, contrasting worktops, stainless steel sink with drainer and chrome mixer tap, tiled splash backs, integrated fan assisted oven, extractor fan, large storage cupboard, integrated dishwasher and fridge freezer, double glazed window and large space for dining table and chairs.

Master Bedroom

14'7" x 12'4" (4.47 x 3.78)

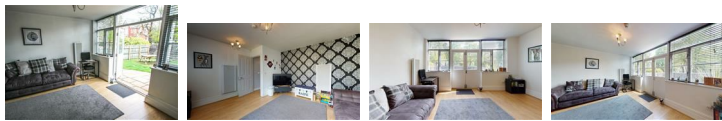


Light and airy hallway with wood effect laminate flooring, light fitting, doors to the lounge, kitchen diner and bedroom with carpeted staircase to the first floor.

Spacious bedroom with fitted carpet, large double glazed window, modern light fitting and contemporary radiator.

Living Room

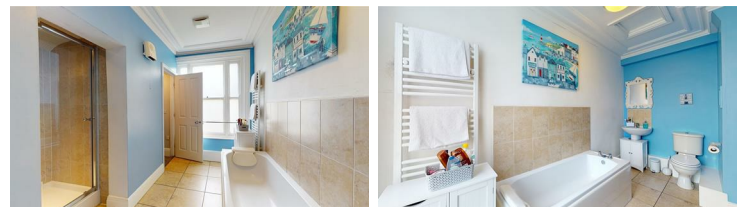
15'3" x 14'4" (4.66 x 4.39)



Well presented lounge with wood effect laminate flooring, two contemporary radiators, two contemporary three bulb light fittings, two double glazed windows and partially glazed doors to the patio and garden.

Family Bathroom

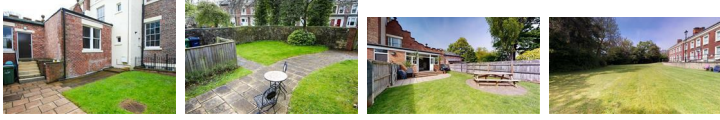
13'2" x 6'2" (4.02 x 1.89)



Modern white suite comprising of panel bath with chrome taps, fully tiled shower enclosure with glass door, wash hand basin with pedestal and chrome mixer tap, tiled splash back, low level push button wc, partially tiled walls, wall hung heated towel rail, ceramic tiled flooring and large double glazed window.

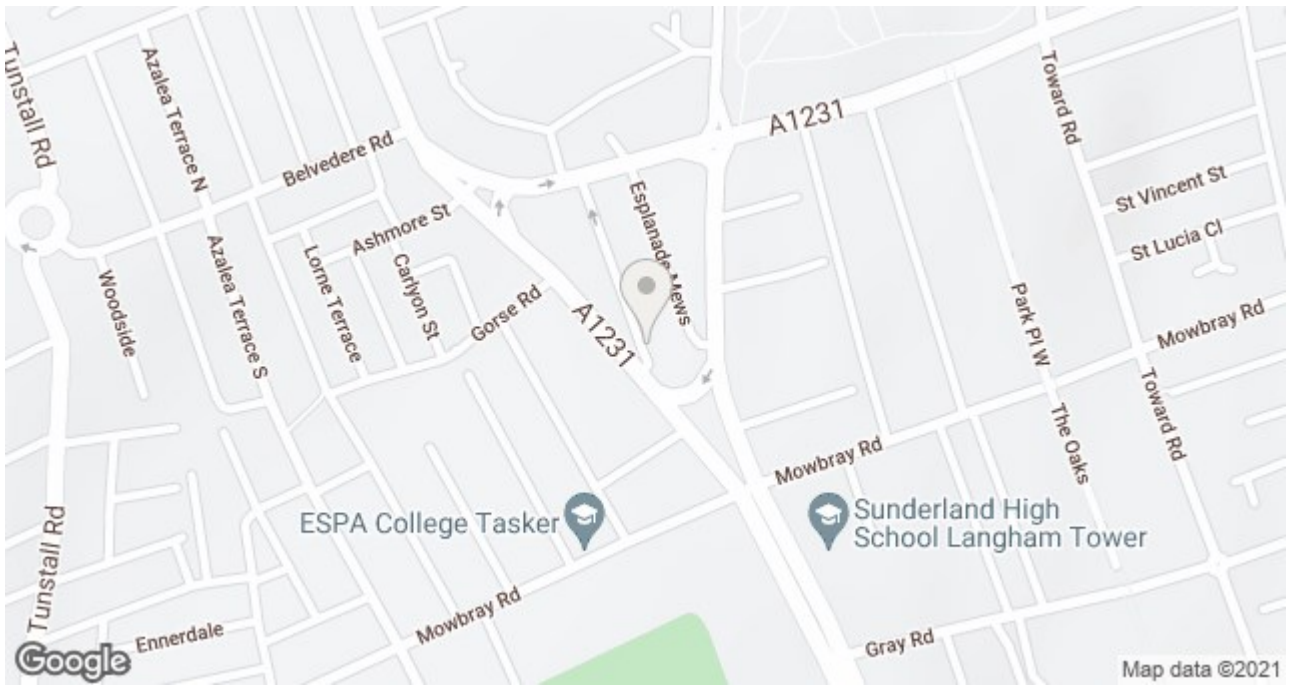
External

The Esplanade, Sunderland, SR2 7BQ



Externally, the property benefits from a large and enclosed South Facing lawned garden with a paved patio area. There is also gated, allocated parking with the property.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	