



The Avenue, Ashbrooke, SR2 7HA

**Offers In The Region Of
£49,950**

This larger than average first floor one bed roomed apartment is offered to the market with immediate vacant possession. The property enjoys a convenient situation within short walking distance from Sunderland City Centre, and offers well proportioned living accommodation. Internal accommodation includes a larger living room, well appointed kitchen, large bedroom and lovely bathroom. Features of note include gas central heating and some double glazing. Externally there are communal gardens to the front and rear. Set within the heart of Ashbrooke; a leafy conservation area less than mile from Sunderland City Centre, the property is within walking distance of an excellent range of amenities including parks, cafes, bars and local shops. Immediate internal inspection is highly recommended.

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Accommodation comprises

Entrance Hall

Lounge

14'3" x 14'4" (4.35m x 4.38m)



Bathroom



Panel bath, shower and screen, pedestal wash hand basin, low level wc.

Kitchen

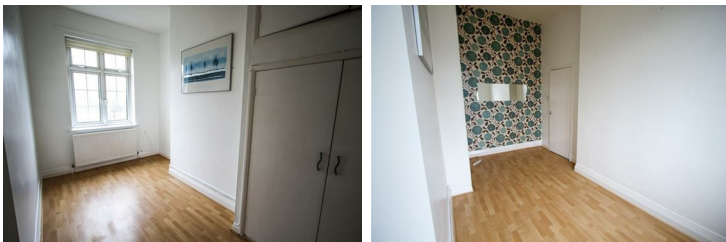
14'3" x 7'5" (4.35m x 2.27m)



Fitted kitchen with a comprehensive range of base & eye level units, contrasting worktops, breakfasting bar, integrated cooker & hob, stainless steel sink & drainer.

Bedroom

14'8" x 9'7" (4.47m x 2.92m)

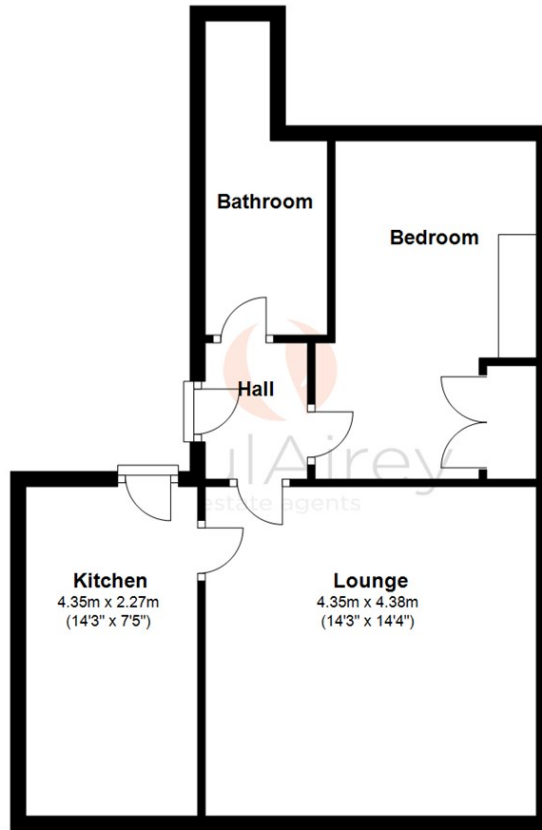


External



Ground Floor

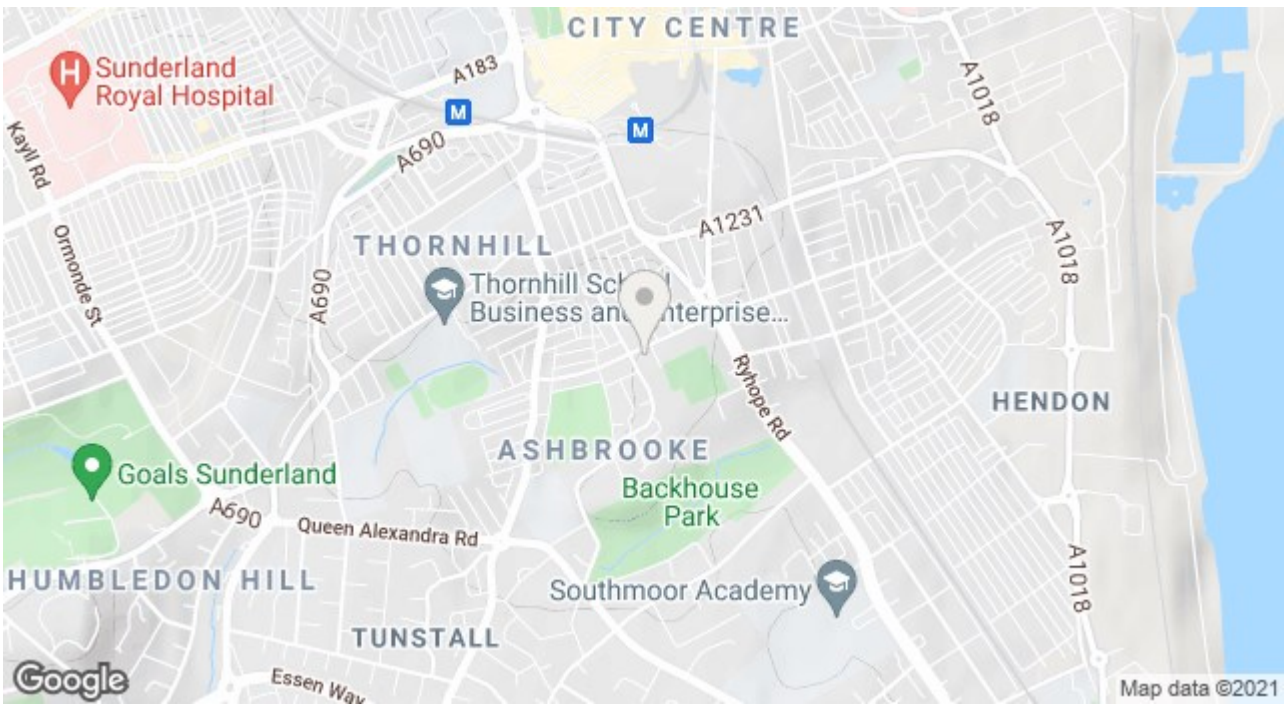
Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 50.7 sq. metres (545.3 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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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			
		45	72
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			
		43	75
England & Wales			
EU Directive 2002/91/EC			