



Ashmore Terrace, Ashbrooke, Sunderland

£145,000

ASHBROOKE PERIOD 4 BEDROOM APARTMENT OVER 2 LEVELS

LOVELY REAR COURTYARD WITH GENEROUS GARAGE

**STAIRS WITHIN GARAGE LEADING TO APPROX 14X8 ROOM
OFFERING POTENTIAL FOR STUDIO OR HOBBIES SPACE**

**VERY SPACIOUS HOME WITH NUMEROUS PERIOD FEATURES &
GORGEOUS ROOM SIZES**

EPC RATING E

2 MIN WALK INTO CITY CENTRE & METRO STATION

ASHBROOKE PERIOD 4 BEDROOM APARTMENT OVER 2 LEVELS - VERY SPACIOUS HOME WITH NUMEROUS PERIOD FEATURES & GORGEOUS ROOM SIZES - LOVELY REAR COURTYARD WITH GENEROUS GARAGE - STAIRS WITHIN GARAGE LEADING TO APPROX 14ft X 8ft ROOM OFFERING POTENTIAL FOR STUDIO OR HOBBIES SPACE - 2 MIN WALK INTO CITY CENTRE & METRO STATION - AVAILABLE INDIVIDUALLY OR COULD ALSO BE PURCHASED WITH SEPARATE GROUND FLOOR FLAT... Good Life Homes are delighted to bring to the market a very spacious 4 bedroom 1 reception room (or 3 bedroom 2 reception room) apartment split over two levels in this lovely period terrace just a few minutes walk from the city centre and Park Lane Metro station. Enjoying a lovely rear courtyard and also a generous garage to the rear, the apartment has lovely outdoor space with a sunny aspect. The garage has a fixed staircase leading to a room above (approx 14ft x 8ft) with roof windows and was formerly used as an art studio by the owners and offers versatile use for the new owners. Inside, the apartment has a shared entrance with the ground floor flat which splits into the individual apartments. A lovely staircase leads to the first floor landing where there are stairs to second floor, 2 bedrooms and a gorgeous lounge, WC, generous bathroom, spacious dining kitchen with steps leading out to the rear courtyard. On the second floor there is a room with sloping roof which could be used as a office, hobbies room or additional 5th bedroom plus 2 further double bedrooms. The front bedroom in particular is huge and could quite easily be converted into 2 bedrooms and there is potential and space to create an additional bathroom. It should be noted that the separate ground floor apartment is also available and offers a unique opportunity to house a relative within the same building whilst maintaining complete independent living. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE VESTIBULE

Door leading into ground floor entrance hall, Lovely feature panelling to walls, double radiator, staircase leading to first floor landing.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, stairs leading to front landing, 1 stair leading to rear landing.

REAR LANDING

3 doors leading off, 1 to kitchen/dining room, 1 to WC and 1 to bathroom.

WC 8' 3" x 3' 4" (2.51m x 1.02m)

Vinyl tile-effect flooring, side facing white uPVC double-glazed window with privacy glass, white toilet with low level cistern, white hand basin with chrome taps and vanity unit beneath. The walls are tiled to approx. half height in a white ceramic tile.

BATHROOM 8' 7" x 8' 4" (2.61m x 2.54m)

Natural wood flooring, side facing white uPVC double-glazed window with privacy glass. Sink built into bespoke drawer unit with chrome taps, white bath with panel and chrome taps. The walls are finished to approx. ¾ height in tile-effect uPVC panelling around the bath and window area. Built-in cupboard providing useful additional storage.

DINING KITCHEN 14' 7" x 11' 8" (4.44m x 3.55m)

Laminate wood-effect flooring, side facing wooden framed single-glazed window, white uPVC double-glazed door leading out to fire escape. Fitted kitchen with a range of floor units in a painted finish with natural wood work surfaces. Ceramic sink with chrome tap, space and plumbing for a gas cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge and freezer.

FRONT LANDING

3 doors leading off, 2 to bedrooms, 1 to lounge, large built-in cupboard, stairs to second floor.

LOUNGE 16' 8" x 15' 6" (5.08m x 4.72m)

Natural wood flooring, rear facing white uPVC double-glazed window, built-in shelving to 1 side of chimney breast. Stunning fireplace with stone-effect hearth and back and built-in electric fire. Lovely high ceilings extending to almost 11ft with original picture rail.



BEDROOM 1 19' 5" x 14' 5" (5.91m x 4.39m)

Natural wood flooring, art deco style fireplace with tiled hearth and back, front facing wooden framed single-glazed original sash windows, beautiful high ceilings. This room operates as a master bedroom but could quite easily be a second reception depending on the needs of the owner.

BEDROOM 2 12' 5" x 7' 3" (3.78m x 2.21m)

Carpet flooring, front facing wooden framed single-glazed sash window. This bedroom accommodates a double bed.

SECOND FLOOR HALF LANDING

Built-in cupboard, door leading off to office/snug or potentially 5th bedroom.

OFFICE/SNUG/BEDROOM 5 11' 9" x 7' 4" (3.58m x 2.23m)

Some restricted height with slopping ceiling. Carpet flooring, wooden framed double-glazed Velux style window, additional door leading into loft space. This would make a great play room, hobbies room or home office.

SECOND FLOOR LANDING

2 doors leading off to bedrooms.

BEDROOM 3 19' 7" x 13' 10" (5.96m x 4.21m)

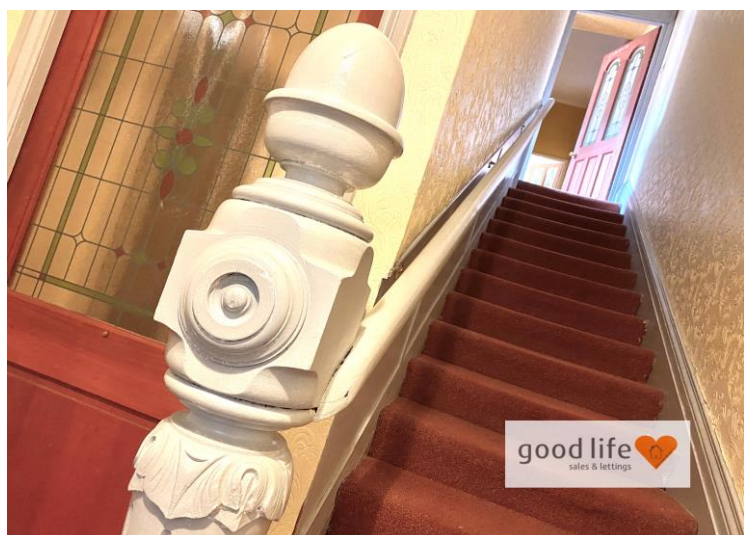
Carpet flooring, 2 wooden framed double-glazed Velux style roof lights, built-in wardrobes to 1 wall providing a good degree of storage and hanging space. Measurements do not include depth of fitted wardrobes. This currently operating as a huge loft room but could quite easily be split into 2 bedrooms if required.

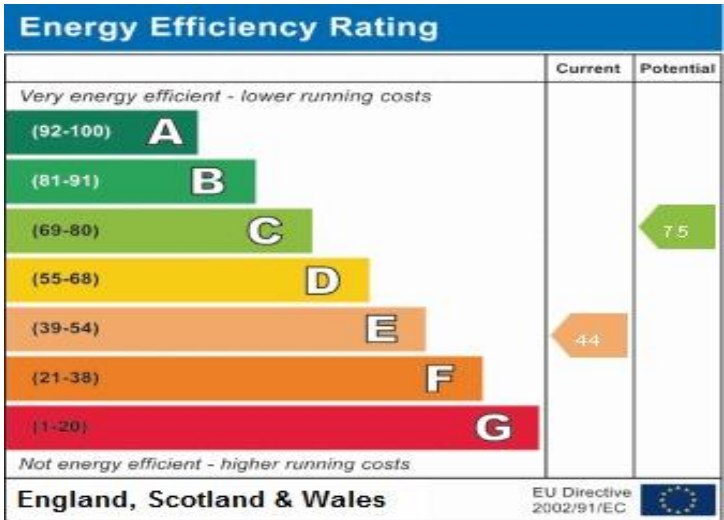
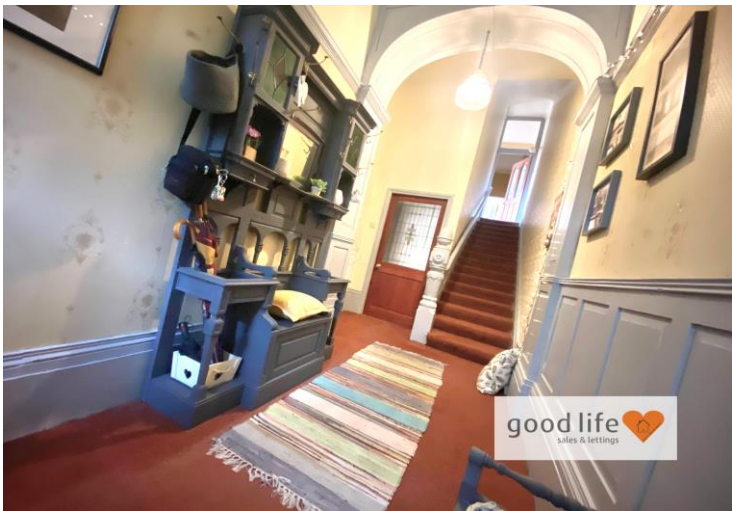
BEDROOM 4 15' 6" x 13' 0" (4.72m x 3.96m)

Carpet flooring, wooden framed double-glazed Velux style roof light. This is a very large double bedroom and is at the rear of the house which means there would be potential to install a bathroom or en-suite and connect to the drainage/plumbing at the rear of the property.

GARAGE 24' 3" x 16' 9" (7.39m x 5.10m)

Approx. Measurements taken at widest points. Remote control garage door roller shutter access, comfortable parking for at least 1 vehicle. Staircase to the rear which provides access to maisonette level with 2 double-glazed Velux windows installed into the roof and a working space of approx. 8' x 14" which the current occupier used to use as a work shop/art studio. This is a great additional facility.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.