



good life

Beechbrooke, Ryhope, Sunderland

£92,500

STUNNINGLY PRESENTED 2 DOUBLE BEDROOM APARTMENT

2nd FLOOR POSITION WITH NICE ASPECT & VIEWS

RECENT BATHROOM & KITCHEN

EPC RATING (to follow)

WELL MAINTAINED APARTMENT BLOCK

SOUGHT AFTER PRIVATE DEVELOPMENT

PROBABLY THE FINEST APARTMENT OF ITS TYPE AVAILABLE - 2 DOUBLE BEDROOMS - RECENT BATHROOM & KITCHEN - BEAUTIFULLY PRESENTED INTERNALLY - ALLOCATED PARKING - LOVELY VIEWS - SOUGHT AFTER PRIVATE DEVELOPMENT. Good Life Homes are delighted to bring to the market an exceptional example of its type which is beautifully and stylishly presented by the current owner. With pleasant elevated views, this second floor spacious apartment enjoys 2 double bedrooms, a generous lounge/dining room, a stunning modern kitchen and beautiful bathroom. Benefitting from gas central heating and double glazing, this gorgeous home also has loft access/storage and allocated parking plus visitor parking. Beechbrooke is part of a sought after private quality development of mostly houses with a quadrant of apartments conveniently positioned for access around Sunderland and just a few minutes from the A19. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, 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 that you'll pay nothing 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 HALL

Entrance via door. Laminate wood-effect flooring, radiator concealed behind cover, entry phone, central heating thermostat and timer. Door leading off to, bathroom, bedroom 1, bedroom 2 and lounge.

BEDROOM 1 12' 4" x 9' 10" (3.76m x 2.99m)

Measurements taken at widest points. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. 2 double built-in wardrobes providing a large degree of storage and hanging space. This is a lovely size double bedroom.

BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m)

Tiled flooring, chrome towel heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, bath with panel, glass shower screen over and chrome tap with showerhead attachment. The walls around the bath area are finished in a stone-effect ceramic tile, extractor fan, recessed lights to ceiling. This is a stunning well-appointed bathroom.

BEDROOM 2 9' 0" x 8' 10" (2.74m x 2.69m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with attractive elevated views over greenery. This is also a double bedroom.

LOUNGE 17' 9" x 12' 3" (5.41m x 3.73m)

A lovely size lounge with laminate wood-effect flooring throughout and a natural lounge zone and a natural dining zone. Wall mounted electric fire, white uPVC double-glazed window with lovely views over greenery, double radiator and single radiator, recessed lights to ceiling. Door leading to entrance hall, door to kitchen.

KITCHEN 12' 0" x 7' 7" (3.65m x 2.31m)

Measurements taken at widest points. Laminate wood-effect flooring, double radiator, white uPVC double-glazed window, recessed lights to ceiling. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor. Space and plumbing for a washing machine. Large cupboard which also houses a double fridge/freezer. The kitchen has been the subject of a complete restoration in recent years and is stylish and modern.



EXTERNALLY

Allocated parking plus visitor parking. Access via the front and rear door into a well maintained apartment block and stairs to second floor.

GENERAL

The maintenance charges are £102 per month approx.. Ground rent is £37 every 6 months Loft hatching providing access to the loft space which has further potential if this is something the new owners would like to explore. Allocated parking plus ample visitor parking Lease 999 years from 2002.



