



**good life**

## Azalea Terrace South, Ashbrooke, Sunderland

**£75,000**

**2 BEDROOM FIRST FLOOR APARTMENT IN GOOD LOCATION**

**SET WITHIN ATTRACTIVE GEORGIAN STYLE BUILDING**

**LOW COST HOME OR POTENTIAL BUY TO LET INVESTMENT**

**EPC RATING**

**WALKING DISTANCE TO CITY CENTRE AND CENTRAL PARK  
LANE METRO**

**ESTIMATED RENTAL VALUE @ £500pcm**

WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT - ATTRACTIVE GEORGIAN STYLE BUILDING - GOOD LOCATION - BUY TO LET INVESTOR POTENTIAL - ESTIMATED RENTAL VALUE AROUND £500pcm - NO CHAIN - WALKING DISTANCE TO CITY CENTRE & PARK LANE METRO. Good Life Homes are delighted to bring to the market an excellent well-priced example of these popular apartments located within an attractive Georgian style building within walking distance of the city center and main Park Lane Metro station providing good commuting access. With an attractive interior and some slight internal reorganisation to create a more open plan modern feel to the kitchen area, the apartment briefly comprises; secure entry to building and well-maintained common areas, stairs to first floor, private entry door to apartment, entrance hall and open plan kitchen, bathroom, generous lounge, 2 bedrooms. Externally to the front and rear are well maintained shared gardens with ample on-street permit parking and a personal apartment-specific brick store to the rear allowing additional storage for each flat spacious enough to accommodate bicycles etc. This is an excellent opportunity as we have seen increasing demand for apartments of this type and location and we feel they represent excellent value as low-cost homes or with buy to let investor potential as tenant demand is strong given the convenient location. 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 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

### EXTERNAL FRONT

Secure entrance to main door leading into well maintained entrance hall. Staircase to first floor landing.

### FIRST FLOOR LANDING

Secure entry door into apartment.

### ENTRANCE HALL

Open plan kitchen with laminate tile-effect flooring, single radiator, wall mounted entry phone. 2 wooden frame single-glazed windows rear facing allowing lots of light into the space. 4 doors leading off; 1 to bathroom, 2 to bedrooms, 1 to lounge.

### KITCHEN 9' 1" x 11' 4" (2.77m x 3.45m)

Measurements include the entrance hall. Fitted kitchen with a range of floor and wall units in a medium wood-effect finish with contrasting work surface. Electric oven. Feature extractor chimney in stainless steel finish. Sink with bowl and a half and Monobloc tap. Under bench fridge and washing machine.

### BEDROOM 1 11' 4" x 11' 4" (3.45m x 3.45m)

Carpet flooring, 2 double radiators, 2 attractive Georgian style windows front facing. Built-in cupboard providing useful additional storage. This is a good size double bedroom.

### BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m)

Tile flooring, single radiator, wooden framed single-glazed window rear facing. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with electric shower over. The walls are finished in a stone-effect ceramic tile.

### BEDROOM 2 9' 2" x 7' 6" (2.79m x 2.28m)

Carpet flooring, single radiator, wooden framed single-glazed window rear facing with pleasant views over shared grounds. Wall mounted Combi boiler.

### LOUNGE 15' 4" x 11' 4" (4.67m x 3.45m)

Carpet flooring, 2 double radiators, 2 attractive Georgian style single-glazed windows front facing allows lots of light into the room. Attractive fire surround with built-in fire.



### EXTERNAL REAR

Well maintained communal grounds and each flat has a specific brick store allocated.



