



19 Marlesford Close, Moorside, Sunderland, Tyne & Wear, SR3 2QW

£45,000

THOMAS WATSON

Estate Agents

A modern 2 bedroom first floor apartment on this popular residential location in the Doxford area of Sunderland close to Doxford International and the A19 and all local amenities. Benefitting from gas central heating, UPVC double glazing and good decorative order throughout. The property briefly comprises hallway, first floor landing, living room, fitted kitchen with oven and hob, 2 bedrooms, bathroom/WC. Double fronted gardens to front and garage in nearby block to rear. The property would benefit from an extension to the lease.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

HALLWAY

UPVC front door. Staircase off.

FIRST FLOOR

LANDING

LIVING ROOM 4.55 x 3.44 (14'11" x 11'3")

Central heating radiator. Fireplace with electric fire. Storage cupboard.



LIVING ROOM



KITCHEN 2.67 x 2.05 (8'9" x 6'9")

Range of fitted units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and electric hob with cooker hood. Central heating radiator. Plumbed for automatic



KITCHEN



BEDROOM 1 2.70 x 3.68 (8'10" x 12'1")

Central heating radiator. 2 double built in wardrobes.



BEDROOM 2 2.70 x 2.94 (8'10" x 9'8")

Central heating radiator. Storage cupboard with Maine combi boiler.



BATHROOM/WC 2.08 X 1.67 (6'10" X 5'6")

Suite comprising panelled bath, pedestal wash hand basin and low level wc. Central heating radiator. Part tiled walls.



EXTERNAL

Double fronted lawned garden to front with garage in block to rear.

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