



Valebrooke, Ashbrooke, SR2 7HT

**Offers In The Region Of
£119,950**

We are delighted to welcome to the open market this beautifully presented first floor period apartment situated on the leafy Tunstall Road, which is nestled within the heart of the Ashbrooke Conservation Area. The property has recently undergone a scheme of professional decoration and has newly fitted carpets throughout. This grand apartment offers spacious accommodation with a host of original features including gas fire central heating, double glazing and well appointed bathroom. The internal accommodation comprises: inner hallway staircase to first floor, drawing room, 2 bedrooms, large open plan kitchen/family room, bathroom and WC.

We would highly recommend viewing of this lovely apartment at the earliest opportunity.

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Accommodation Comprises

Entrance Hall

41'7" x 24'7" (12.7 x 7.5)

Living Room

52'9" x 46'7" (16.1 x 14.2)



Kitchen/ Family Room

43'0" x 36'5" (13.11 x 11.1)



Master Bedroom

56'1" x 51'10" (17.1 x 15.8)



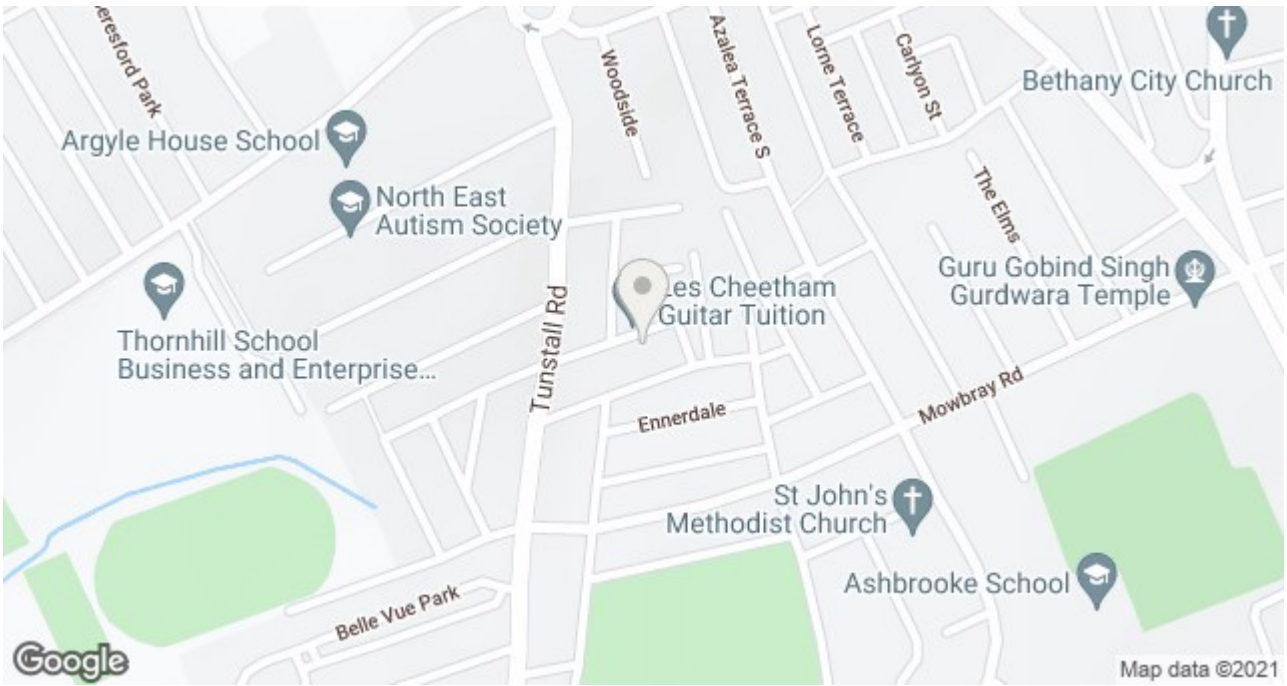
Bedroom Two

39'0" x 24'3" (11.9 x 7.4)



House Bathroom

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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			
		63	65
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			
		58	58
England & Wales			
EU Directive 2002/91/EC			