



**Offers Around £45,000**

## **Ashford Road, SR3 3EB**

We are pleased to welcome to market a first floor two bedroom apartment situated close to local schools, shopping facilities and transport links to the City Centre. Well proportioned with modern features including gas fired central heating, two radiators, UPVC double glazing, fitted kitchen with balcony. Spacious living room ideal for lounge and dining purposes, a separate modern gloss kitchen, two double bedrooms and bathroom/WC. Open communal garden areas with off street parking for residents. Viewing highly recommended.



# Ashford Road, Sunderland, SR3 3EB

## Accommodation Comprises

### Ground floor

Communal entrance hall

### Living Room

16'8" x 14'1" (5.092 x 4.304)



### Kitchen

8'7" x 7'6" (2.635 x 2.295)



### Bedroom One (Front)

12'0" x 11'4" (3.662 x 3.467)



### Bedroom Two (Rear)

11'3" x 10'11" (3.454 x 3.341)



### Bathroom

7'4" x 6'3" (2.258 x 1.926)



### External

Communal gardens with allocated parking space



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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			
		60	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	