



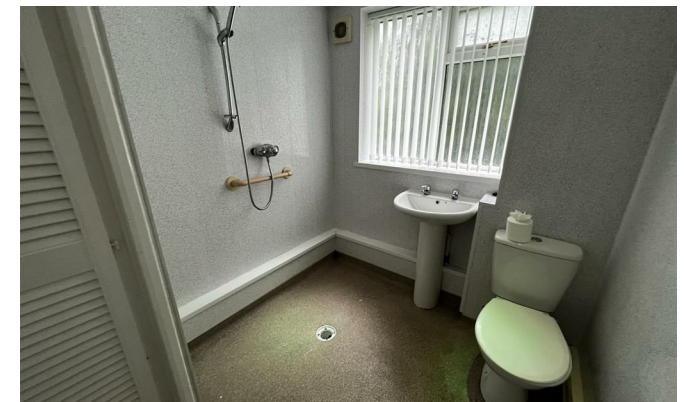
**STUART
EDWARDS**

Aydon House

Farringdon, Sunderland SR3 3HN

- Investment Opportunity
 - 2 Bedrooms
 - Fitted Kitchen
 - Parking
- Due To Have A New 99 Year Lease
- Ground Floor Flat
 - Lounge
 - Wet Room
 - No Onward Chain

£57,950



Council Tax Band: A EPC Rating: C

Full Description

Affordably priced ground floor flat. An ideal investment opportunity.

The internal accommodation comprises:- Entrance Hall, hallway, fitted kitchen, Lounge with patio doors, wet room and two double bedrooms one with fitted wardrobes. Externally parking is available. Benefitting from gas central heating, intercom entry system, smoke alarm and UPVC double glazing.

The property is conveniently located for all local amenities including shops, schools, Nissan and Doxford International Business Park. Immediate internal inspection is highly recommended. Available with no onward chain, viewings are recommended.

Entrance Lobby

UPVC entrance door and ceramic tiled flooring.

Hallway

Radiator, ceramic tiled flooring and all rooms leading off.

Lounge

16'9 x 10'9

Double radiator, feature fire surround and double glazed patio doors to the front.

Kitchen

8'7 x 7'6

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Built-in gas hob and electric oven Plumbed for automatic washing machine, extractor hood, mosaic tiled splashbacks, pine clad ceiling, and ceramic tiled flooring.

Bedroom 1

12 x 11'2

Radiator., built-in cupboard and cupboard housing the central heating boiler.

Bedroom 2

11'3 x 8'6

Radiator and fitted wardrobe.

Wet Room

Low level wc, wash hand basin, mains fed shower, decor panelled walls, laminate ceiling, radiator linen cupboard.

Parking

Leasehold

We have been informed that the property is Leasehold. A new 99 year lease will be available upon completion. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9684-3030-8201-7397-2204>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

