



## 43 Sunderland Road

, South Shields, NE33 4XB

Offers Around £225,000



A rare opportunity at this exclusive development we are delighted to offer this superb Ground Floor Apartment on the corner of Sunderland Road and Grosvenor Road with its own private front entrance. Extensively updated and superbly well presented, the home comes with gas central heating, offers a large lounge diner with Southerly aspect through the large picture window, has a fitted kitchen with concealed breakfasting table, a fitted shower room, cloaks wc and two very well proportioned bedrooms both with fitted wardrobes. Outside there is a garage in the rear courtyard setting. High quality accommodation for those wanting convenience and low maintenance living. Viewing a must.





Entrance lobby

Via a PVCu front door with utility cupboard housing the central heating boiler and space for a tumble dryer, laminate floor

Lounge dining room

A lovely large room with picture window overlooking the Readhead Park and tennis courts. There is an oak fire surround, with electric fire, replacement oak skirtings and internal doors to all rooms, with glazed double doors to the inner hall, laminate floor and four radiators

Kitchen breakfast room

Extensively fitted with a good range of wall, base units and work surfaces housing a Franke sink unit, sliding concealed breakfasting table, under unit lighting, induction hob with filter hood over, Bosch combi oven/microwave, washer and fridge freezer, plinth heater, spot lights, tiled walls and laminate floor

Inner hall

With two built in storage cupboards, radiator

Cloaks WC

WC and wash basin, tiled walls and floor, towel radiator

Shower room

Large shower enclosure with mixer shower, wash basin and WC, a range of vanity cupboards, tiled walls, spot lights, laminate floor and towel radiator

Bedroom 1

Well fitted with a good range of wardrobes and drawer units, laminate floor and two radiators

Bedroom 2

Corner wardrobes, laminate floor and radiator

Garage

A single garage in a block to the rear having been re roofed and with an up and over door.

External

Communal garden areas, rear communal hall with stairs to the other floors, bin cupboard.

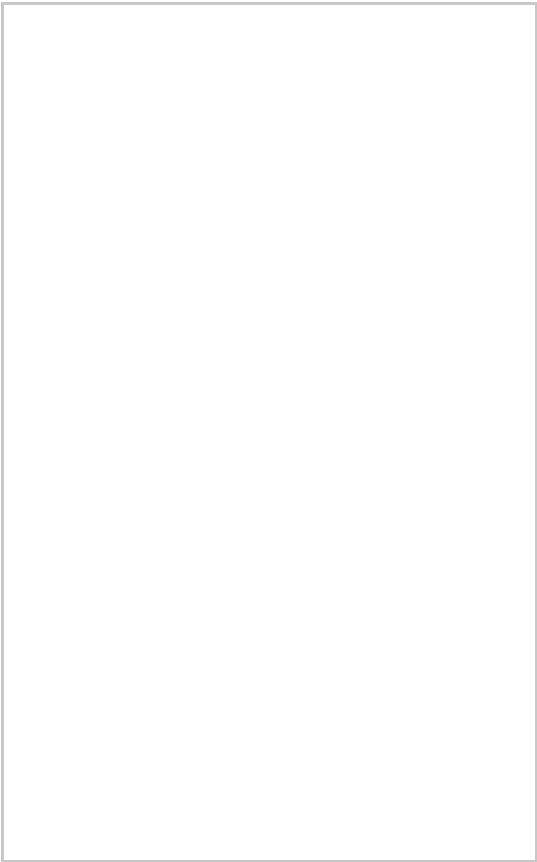
NB

Long leasehold of 999 years from February 1973. Ground rent £20 per annum. A maintenance charge is payable of £1200 per annum which covers decoration and upkeep of communal parts and main externals of the building, buildings insurance , window cleaning and gardening.

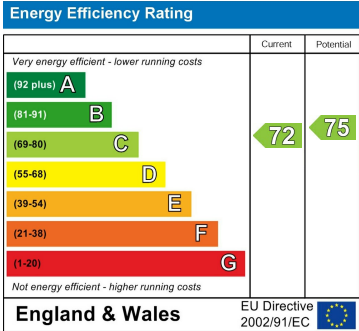
Area Map



Floor Plans



Energy Efficiency Graph



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