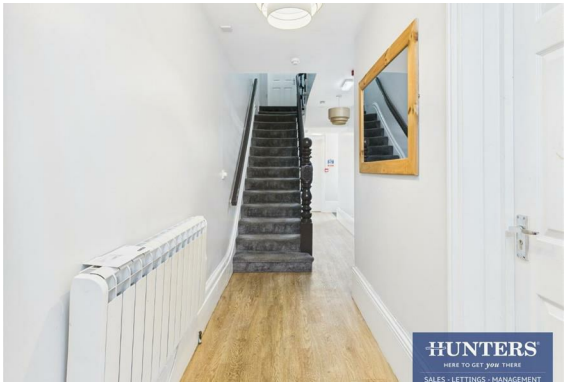


TO LET





Worcester Terrace, Ashbrooke, Sunderland, SR2 7AR

- WHOLE BUILDING
- 3 x 1 BEDROOM FLATS
- SEPARATE OFFICE WITH BATHROOM
- ON STREET PARKING
- COUNCIL TAX BAND - A
- FOUR FLATS
- 1 x 2 BEDROOM FLAT
- UNFURNISHED
- RENT £2500 PCM DEPOSIT £2500
- EPC - C

£2,500 Per Month

HUNTERS®
HERE TO GET *you* THERE

Worcester Terrace, Ashbrooke, Sunderland, SR2 7AR







* WHOLE BUILDING * IDEAL FOR COMPANIES * FOUR FLATS * THREE ONE BEDROOM AND ONE TWO BEDROOM (5 BEDROOMS TOTAL) * SEPARATE OFFICE WITH BATHROOM * £2500 PCM * £2500 DEPOSIT * * UNFURNISHED * ON STREET PARKING * TRANSPORT LINKS * CLOSE TO CITY CENTRE * COUNCIL TAX BAND - A * EPC - C *

Please note this is not just one flat to let, it is for the entire house, 4 self contained flats, with a small office containing shower facilities. It has communal washing machines, but fridge freezer and dryer in the flats.

New to the market is this property housing 4 converted flats comprising of 3, 1 bedroom flats and a 2 bedroom flat.
The ground floor comprises of communal entrance way, which contains a cupboard with a shared washing machine.

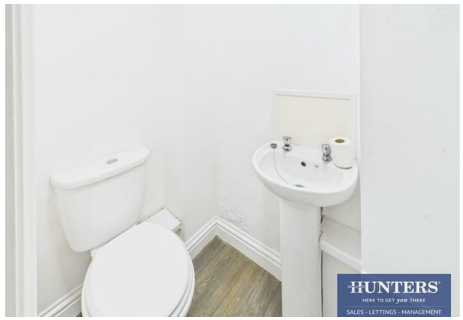
There are 2 ground floor flats, one to the front one to the rear, each with a shower, WC and sink off the bedroom.
Up the stairs leads to a single room which could be used as an office, with a small kitchen and a bathroom containing shower, WC and sink.

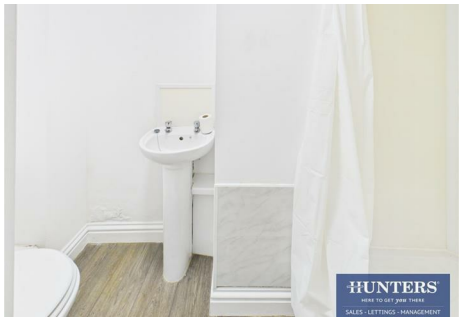
The first floor opens to the 2 bedroom flat, with some storage in the second bedroom.
Then up the stairs to the top floor which contains a studio flat, with kitchen, sitting room and a door going into the bathroom comprising of a shower sink and WC.

Each flat and Office have their own gas supply and meter, and electricity meter.

Available Immediately









Worcester Terrace, Ashbrooke, Sunderland, SR2 7AR













Communal Hallway
4'2" x 11'9"

Communal Hallway
6'3" x 17'3"

Flat 1 Kitchen/Sitting Room
12'11" x 14'6"

Flat 1 Bedroom
8'6" x 12'11"

Flat 1 Bathroom
2'6" x 8'2"

Flat 2 Kitchen/Sitting Room
7'3" x 14'0"

Flat 2 Bedroom
7'0" x 10'3"

Flat 2 Bathroom
6'11" x 2'7"

Communal Landing
3'0" x 5'9"

Office/Bedroom/Sitting/Kitchen
7'2" x 12'4"

Office Bathroom
3'10" x 6'11"

Flat 3 Bedroom 1
10'6" x 9'2"

Flat 3 Bedroom 2
6'3" x 11'10"

Flat 3 Bathroom
8'11" x 3'10"

Flat 3 Kitchen/Sitting Room
11'2" x 11'10"

Flat 3 Hallway
3'2" x 6'9"

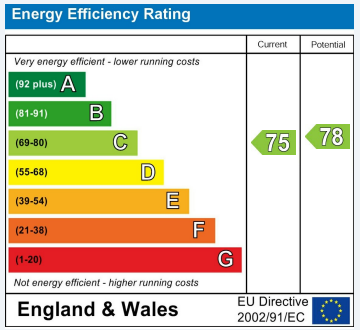
Flat 4 Kitchen/Living Area/Bedroom
14'11" x 17'11"

Flat 4 Bathroom
2'7" x 7'11"



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sunderland@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

11b Sea Road, Fulwell, Sunderland, SR6 9BP
Tel: 0191 594 7788 Email: sunderland@hunters.com https://www.hunters.com

HUNTERS® HERE TO GET *you* THERE