



## 2 bed flat to buy in SR2

Taylor Gardens, Ashbrooke, Sunderland,  
Tyne and Wear, SR2 7UA

**£89,950**

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedroom first floor flat
- ✓ Desirable location
- ✓ Vacant possession
- ✓ Ideal for first time buyers
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present to the sale market this inviting first floor two bedroom flat situated on Taylor Gardens, Sunderland. This charming property is perfectly positioned to benefit from a range of local amenities, highly regarded schools, convenient shopping facilities, and easy access into Sunderland City Centre and major transport links.

### Key Features

- First floor flat
- Two spacious double bedrooms
- Modern shower room
- Private courtyard providing off-street parking
- Communal garden
- No upper chain involved
- Ideal for first-time buyers or investors

### Property Description

This cosy flat offers an excellent opportunity for those seeking their first home or a solid investment prospect. Upon entering, you are welcomed into a hallway that leads to a well-appointed kitchen, a comfortable sitting room, two generously sized double bedrooms, and a contemporary shower room. The flat is designed to maximise both space and comfort, with neutral décor throughout making it ready to move straight in.

### External Amenities

Externally, the property boasts a private courtyard ideal for off-street parking, as well as access to a communal garden space—a perfect spot for relaxation or social gatherings.

#### Location Highlights

- Close proximity to local shops and supermarkets
- Easy access to public transport and Sunderland City Centre
- Well-regarded schools within walking distance
- Convenient road links for commuters

#### Viewing Arrangements

This property is offered with no upper chain, ensuring a straightforward purchase process. Viewings are highly recommended to fully appreciate all that this delightful flat has to offer. To arrange a viewing or for further information, please contact Pattinson Estate Agents at your earliest convenience.

#### Summary

Offering a wonderful combination of comfort, convenience, and investment potential, this two bedroom flat on Taylor Gardens is not to be missed. Whether you are entering the property market for the first time or seeking a worthwhile addition to your investment portfolio, this flat presents an excellent opportunity.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 123

Price: £89,950

Property Type: Flat

Parking: Communal

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



---

## Kitchen



---

## Bedroom 1



---

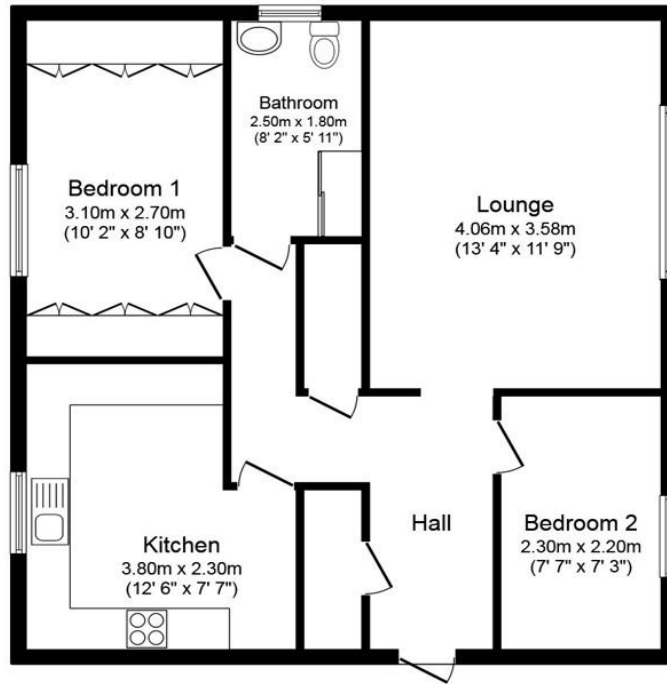
## Bedroom 2



---

## Bathroom





**Floor Plan**

Total floor area 79.5 sq.m. (856 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Taylor Gardens, Ashbrooke, Sunderland, Tyne and Wear, SR2 7UA

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

