



## 2 bed apartment to buy in SR2

Brookside Terrace, Ashbrooke,  
Sunderland, Tyne and Wear, SR2 7RN

# £99,950

 x 2  x 1  x 1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Two Bedroom upper maisonette
- ✓ Desirable location
- ✓ Immaculately presented
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents is thrilled to present this exceptional two-story maisonette, perfectly positioned in the heart of Ashbrooke, Sunderland's most prestigious residential suburb. Offering the space and privacy of a house with the convenience of an apartment, this fully refurbished property is a "must-see" for first-time buyers seeking a stylish home or investors looking for a premium rental in a high-demand postcode.

Elevated Living Over Two Floors

**Space & Light:** As a top-floor maisonette, this home offers a unique layout that feels bright and airy. The spacious reception area is bathed in natural light, providing a warm, inviting sanctuary for relaxation.

**Designer Touches:** The well-equipped kitchen blends character and modern style, featuring a classic Belfast sink and a trendy 'loft-style' sliding door.

**Contemporary Comfort:** Two generously sized bedrooms feature neutral décor, ready for your personal touch. These are served by a sleek, modern bathroom with a large walk-in shower.

**Bonus Storage:** Benefit from a boarded-out loft with ladder access—a rare find that provides essential extra space.

Location, Location, Location

Situated on a beautiful, tree-lined street in Ashbrooke, you are perfectly placed to enjoy the best of Sunderland:

**The Ashbrooke Lifestyle:** Walk to local independent cafés, boutique shops, and the scenic Backhouse Park.

**Ultimate Convenience:** Just minutes from the city centre, major commercial hubs, and excellent transport links, making the morning commute effortless.

Outdoor Amenities: The property includes access to a communal garden and the highly coveted benefit of residents parking to the rear.

Why Choose This Property?

First-Time Buyers: Move straight in with no work required—an ideal high-spec starter home.

Investment Potential: Ashbrooke remains one of Sunderland's most consistent areas for capital growth and high rental yields.

Viewing is essential to appreciate the scale and quality of this maisonette. Contact Pattinson Estate Agents Sunderland today to arrange your appointment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 949

Annual Service Charge Amount: £600.00

Price: £99,950

Property Type: Apartment

Parking: Residents

Heating: Electric

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



## Dining Room



## Kitchen



## Bedroom 1



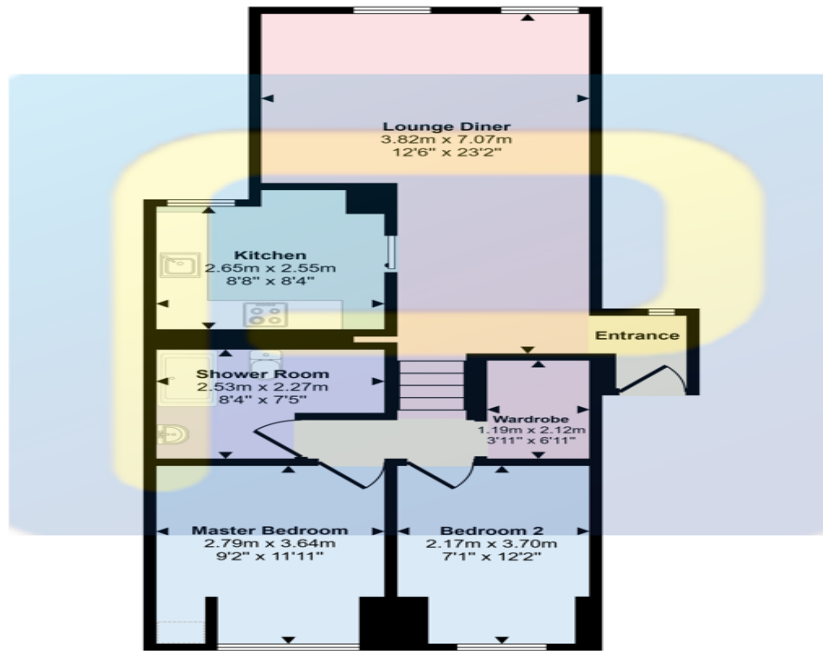
## Bedroom 2



## Bathroom



Approx Gross Internal Area  
63 sq m / 680 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		74
(55-68) <b>D</b>	56	
(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	

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

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

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