



- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE BATHROOM WITH SHOWER OVER BATH
- GAS CONDENSING COMBINATION BOILER (NEW FEBRUARY 2021)
- GOOD DECORATIVE ORDER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- SEPARATE YARD
- COUNCIL TAX BAND: A
- EPC RATING: D
- TENURE: FREEHOLD



*We are pleased to offer for sale a first floor flat which offers excellent value. This property has been improved and upgraded by the present owner. St Marys Avenue lies in the heart of Harton Village, local shops may be found in Sunderland Road, together with a bus service to the town centre where a fuller range of shops and facilities may be found.*

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

*With composite double glazed front door, staircase to first floor, laminated floor covering.*

**FIRST FLOOR**

**LANDING**

*With access to loft.*

**BATHROOM**



### **2.33m x 1.85m**

*With a white coloured suite comprising of panelled bath with shower over and glazed side splash panel, pedestal washbasin, low level w.c. ceramic tiled floor, ceramic tiled surrounds, chrome ladder style heated towel rail.*

### **BEDROOM 1 (FRONT)**

**3.85m x 3.86m plus bay window**

*With radiator, corniced ceiling.*

### **BEDROOM 2 (REAR)**

**3.25m x 2.19m**

*With double radiator.*

### **REAR LIVING ROOM**

**3.59m x 4.23m**

*With t.v. aerial point, a contemporary wall mounted electric fire, radiator.*

### **KITCHEN**

**1.96m x 4.17m**

*With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, ceramic hob, plumbing for automatic washing machine, an inset stainless steel sink unit, ceiling spotlights, composite double glazed door with opening section, wall mounted Valiant gas condensing combination boiler for heating the domestic hot water and central heating systems.*

### **OUTSIDE**

#### **FRONT**

*There is a walled forecourt.*

#### **REAR**

*There is a walled yard with a rear access, there is an internal brick built store and external spiral staircase leading to the kitchen.*

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**Price: £86500**

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