









A remarkable five bedroom, three storey mid terrace period home, as featured in Ideal Home and 25 Beautiful Homes magazines, provides an exceptional standard of accommodation within the highly regarded Belle Vue Park in Ashbrooke. The property has been comprehensively, yet sympathetically upgraded and modernised to provide a stunning, stylish interior whilst retaining the great charm and character of the home. Accessed via an entrance vestibule, connecting through to a superb reception hall with grand staircase to the first floor, there are two generous reception rooms with feature fireplaces and panelled walls. The kitchen / diner, is fabulous, a bespoke kitchen fitted by McCrossan Furniture with a range of high quality units, luxury marble worksurfaces, a selection of high end integrated appliances and Karndean flooring. There are five bedrooms, a bathroom/wc and shower room/wc, laid out over the first and second floors. Externally there is a small town garden to the front with resident parking, a beautiful paved courtyard to the rear, on street parking in rear lane and the property benefits from a useful basement area and gas central heating. We highly advise arranging a detailed inspection in order to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door.

Reception Hall



Radiator, stairs to first floor and stairs leading down to rear hall. Doors to lounge and dining room.

Lounge 15'2" x 13'2"



Double glazed bay window to front elevation, feature fireplace and double radiator.

Dining Room 13'5" x 12'10"



Double glazed window to rear elevation, built on shelves to alcoves, feature fireplace and radiator.

Rear Hall

Cloaks cupboard, laundry cupboard and door leading down to basement.

Dining Kitchen 8'4" x 26'1"



McCrossan Furniture bespoke kitchen fitted with a range of wall and base units with marble countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated Smeg combi oven with electric induction hob and extractor, fridge freezer, microwave and dishwasher. 2x double glazed windows and doors to rear. Luxury Karndean flooring. Double radiator.

First Floor Landing

Primary Bedroom 11'11" x 13'1"



Double glazed bay window to front elevation, radiator and built in wardrobes.

Bedroom 2 12'4" x 13'0"



Double glazed window to rear elevation and radiator.

Bedroom 3/Dressing Room 7'2" x 9'4"



Double glazed window to front elevation.

MAIN ROOMS AND DIMENSIONS

Bathroom 8'5" x 9'1"



Freestanding bath, walk in waterfall shower, low level WC and hand wash basin set into vanity unit. Cast iron radiator, heated towel rail, double glazed window to rear elevation and skylight window.

Top Floor Landing

Storage cupboard and Velux window.

Bedroom 4 19'3" x 8'4"



Velux window, double glazed window to front elevation and radiator.

Bedroom 5/Office 12'4" x 9'4"



Double glazed window to rear elevation and radiator.

Wet Room



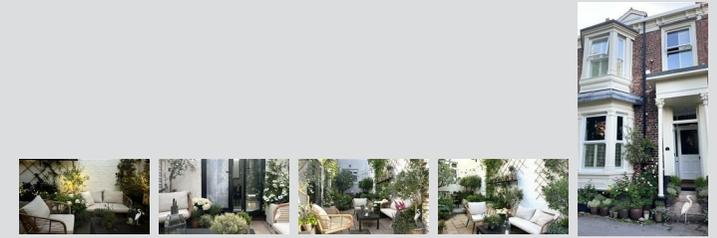
Low level WC, washbasin and dual head waterfall shower, chrome heated towel rail and double glazed window.

Basement 17'10" x 11'10" plus 17'11" x 12'1"



Housing combination Baxi combination boiler. Space for washing machine and tumble dryer. UPVC door to access rear.

Outside



Resident only access to front. Attractive private courtyard to the rear. On street parking in the rear lane.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.



Fawcett Street Viewings

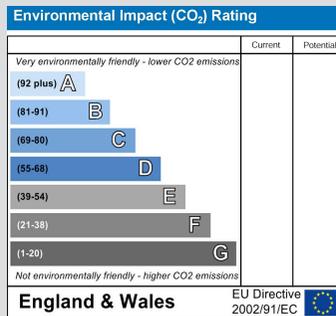
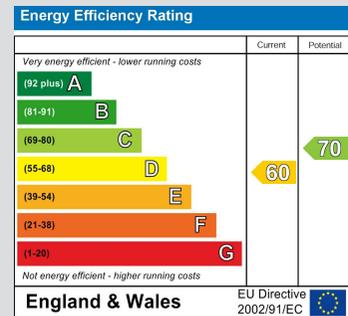
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Lower Ground Floor

Ground Floor



First Floor

Second Floor

Approximate total area⁽¹⁾

203.4 m²

2189 ft²

Reduced headroom

6.2 m²

67 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

