







A wonderful opportunity to purchase this imposing three storey, five bedroom semi-detached house, enjoying a generous mature garden to the rear, along with a superb open aspect. Situated on the highly regarded Belle Vue Drive, a delightful private road within the Ashbrooke conservation area, the property has access to a private park setting with superb communal lawned grounds and tennis court. The accommodation is accessed via an entrance vestibule, connecting through to an impressive reception hall with a grand staircase to the first floor and a cloakroom/wc. There are two spacious proportioned reception rooms and a kitchen / diner. On the first floor there are three bedrooms and a shower room/wc whilst to the top floor there are two further bedrooms. Externally there is a pleasant garden to the front, a long driveway, a garage and to the rear an exceptional garden with a lawn, patio area and established planting. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. This is certainly a rare opportunity to the open market, being in the current ownership for over 50 years. We highly advise arranging a detailed inspection to appreciate the potential this remarkable home has to offer, along with its wonderful setting and outstanding garden.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vetsibule

Inner door leading through to hallway.

Reception Hall

A most impressive and spacious hallway with radiator and grand staircase leading to first floor.

Cloakroom/WC



Low level WC and washbasin, double glazed window.

Lounge 17'1" into bay x 16'0" into alcove



UPVC double glazed bay window to front, radiator and decorative plasterwork to ceiling and coving.

Dining Room 13'10" x 16'0" into alcove



Bay window to rear with central double glazed door and UPVC double glazed windows, radiator.

Kitchen/Diner 10'11" x 13'9" plus 11'2" x 10'9"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer, dishwasher and washing machine, two UPVC double glazed windows and timber framed double glazed sealed unit window. Radiator and single door to rear porch. Ample space for table and chairs in dining area.

Rear Porch

Single glazed windows and door to side of the property.

First Floor Landing



Timber framed sealed unit double glazed window to front and radiator. Door to staircase which leads to top floor.

Bedroom 1 17'0" into bay x 13'9" not inc robes



UPVC double glazed bay window to front, radiator and fitted wardrobes.

Bedroom 2 14'9" x 14'1"



Timber framed double glazed sealed unit bay window to rear providing superb open views over the garden and beyond, built in cupboard and radiator.

Bedroom 3 11'1" x 10'5"



UPVC double glazed window to rear providing delightful views over the garden and beyond, radiator.

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

Shower Room



Low level WC, pedestal washbasin and walk in shower with mains shower, UPVC double glazed window and chrome ladder style radiator.

Top Floor Landing

Built in cupboard and UPVC double glazed window to side.

Bedroom 4 14'9" x 15'5" extending to 24'3" into dormer



UPVC double glazed window to front and large skylight window to rear, radiator.

Bedroom 5 10'1" x 11'1"

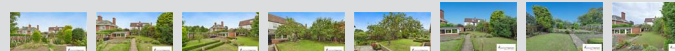
UPVC double glazed window to side and radiator.

Front Exterior



To the front of the property there is an attractive garden with planting and a pathway along with a long driveway providing off street parking and access to the garage.

Rear Exterior



To the rear there is a wonderful generous mature garden with lawned area, patio and established planting including a variety of plants, shrubs and trees including apple trees.

Garage 23'7" x 12'5"

With up and over access door and door to side of the property, attached potting shed to the rear.

Private Park



Superb communal lawned grounds and tennis court.

Aerial Photos



Council Tax Band

The Council Tax Band is Band E.

Tenure Freehold

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

Important Notice - Communal Charges

We have been advised by our client there is a charge of £340.00 per annum to maintain the communal grounds and tennis court.

MAIN ROOMS AND DIMENSIONS

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 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

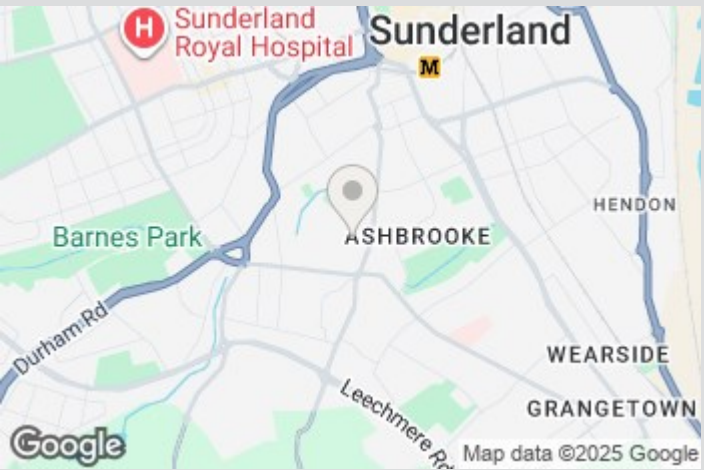
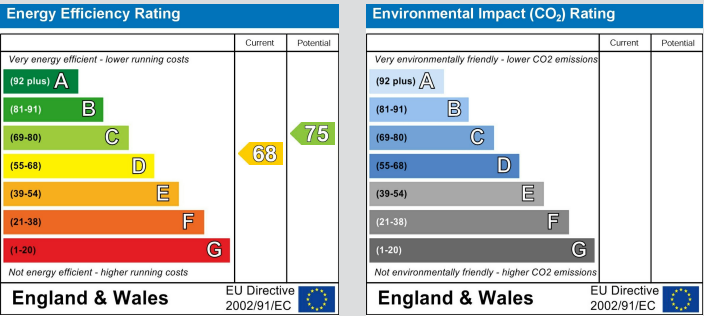
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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



Ground Floor
Approximate Floor Area
(87.90 sq.m)



First Floor
Approximate Floor Area
(72.50 sq.m)



Top Floor
Approximate Floor Area
(43.80 sq.m)

