


**Tunstall Vale**, Ashbrooke, Sunderland

Offers over £175,000


Πεύκος
PEFKOS
RHODES GREECE


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An extremely impressive four bedroom, three storey mid terrace home, upgraded and refurbished to an excellent standard whilst retaining attractive character features of the period. Internally the beautifully presented accommodation is accessed via an entrance vestibule, leading through to a superb reception hall. There are two generous reception rooms, a modern fitted kitchen and bathroom completing the ground floor accommodation. On the first floor there are three bedrooms whilst to the top floor is a fabulous master bedroom with an en-suite bathroom. Benefit of the property include gas central heating to radiators and double glazed windows. Externally there is a small forecourt area to the front and to the rear there is an enclosed courtyard with roller shutter door. Situated in the ever popular area of Ashbrooke, the house is ideally located for a range of amenities, close to good schools and has excellent links to Sunderland City Centre and provides transport connections to surrounding areas. Early viewing is a must.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via double door to

**Entrance Vestibule**

**Reception Hall**



Stripped and varnished floorboards, central heating radiator and staircase to first floor with understairs storage cupboard.

**Lounge 16'5" into bay x 14'6" into alcoves**



Double glazed bay window to front, central heating radiator, stripped and varnished floorboards and an attractive feature fireplace with living flame effect gas fire.

**Dining Room 13'9" x 12'0" into alcoves**



Double glazed French doors leading out into rear courtyard, central heating radiator and a feature fireplace with living flame effect gas fire.

**Kitchen 14'8" x 9'10"**





Fitted with an excellent range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated dishwasher, two double glazed windows and tiled floor, tall feature central heating radiator.

**Rear Lobby**
Door to rear courtyard.

# MAIN ROOMS AND DIMENSIONS

**Bathroom**



Low level WC, pedestal washbasin and P shaped bath with electric shower over, period style central heating radiator, tiled walls and floor, and double glazed window.

**First Floor Landing**

**Bedroom 2 13'11" x 11'11" into alcoves**



Double glazed window to rear and central heating radiator.

**Bedroom 3 13'2" x 11'7" into alcoves**



Double glazed window to front and central heating radiator.

**Bedroom 4 9'4" x 7'1"**



Double glazed window to front and central heating radiator.

**Top Floor Landing**

**Master Bedroom 12'5" x 10'5"**



Approximate measurements as sloping ceiling, velux window, period style central heating radiator.

# MAIN ROOMS AND DIMENSIONS

**En-Suite Bathroom**



Low level WC, washbasin and bath with chrome ladder style central heating radiator, tiled floor, part tiled walls and velux window.

**Outside**





Small forecourt area to front, whilst to the rear there is an attractive courtyard with a roller shutter access door.

**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Important Notice**
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

**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.




