









A charming four bedroom end of terrace house situated on this private road within the Ashbrooke conservation area. This wonderful property enjoys many appealing character features with impressive period fireplaces, stained and leaded glass, decorative plasterwork, tall ceilings and deep skirting boards. Internally the well-appointed accommodation is accessed via an entrance vestibule with a tiled floor leading through to an impressive reception hall with grand staircase to the first floor and a cloakroom/wc. There are three generous reception rooms, a superb breakfasting kitchen, fitted with an excellent range of units, luxury worksurfaces, a Rayburn Range and a door connecting through to a useful utility with matching fitted units. On the first floor there are four bedrooms, a modern shower room/wc and a further separate wc. Externally there is a beautiful garden to the front and to the rear an appealing courtyard, along with a garage accessed via remote control roller shutter access door. Valebrooke Gardens is a delightful private road in the heart of Ashbrooke Conservation Area, ideally located for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We have no hesitation in recommending a detailed inspection to fully appreciate this home.

MAIN ROOMS AND DIMENSIONS

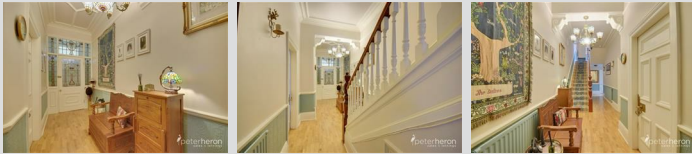
Ground Floor

Access via entrance door to

Entrance Vestibule

Tiled floor and inner part glazed door with stain/lead glass detailing leading through to

Reception Hall



The most impressive hallway with grand staircase to first floor, two radiators and useful built in utility cupboard with space for washing machine.

Cloakroom/WC

Low level WC and mini washbasin.

Lounge 17'4" into bay x 16'6" into alcove



This room is currently being used as a bedroom, box style

bay window to front with single glazed windows and stain/lead glass top lights, radiator, feature fireplace and decorative corning and decorative plasterwork to ceiling.

Living Room 14'11" x 17'3" into alcove



Single glazed window to side, radiator, fireplace with multi fuel burning stove, decorative ceiling, delft rack and double doors connecting through to dining room.

Dining Room 15'5" x 15'7"



Single glazed sash window to rear, door to rear courtyard and to the ceiling there is a double glazed window section area providing natural light and a radiator.

Breakfasting Kitchen 17'1" x 9'11"



An impressive kitchen fitted with an excellent range of wall and base units with granite work surfaces over, integrated appliances include electric oven and electric hob, Rayburn range, tiled floor, three single glazed sash windows with secondary glazing and door to utility.

Utility 10'0" x 6'7"



Fitted with matching kitchen units and work surfaces, double sink unit, space for fridge freezer and dishwasher, timber framed double glazed sealed unit window.

First Floor Landing



Built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'2" x 17'0"



Single glazed sash window to rear with secondary glazing, radiator, coving to ceiling and the rooms also features a washbasin set into a vanity unit and free standing bath.

Bedroom 2 12'11" x 14'2" into alcove



Two single glazed windows to front and radiator.

Bedroom 3 10'5" x 7'3"



Single glazed sash window to front with secondary glazing, radiator.

Bedroom 4 9'0" x 8'9"



UPVC double glazed window to rear and radiator.

Shower Room



Low level WC, pedestal washbasin and walk in shower cubicle with mains shower over, single glazed window, tiled floor, part tiled walls, chrome ladder style radiator.

Separate WC

Fitted WC and single glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Delightful garden to the front and a superb courtyard area to the rear. Garage to the rear with remote control roller shutter access door, which benefits from power.

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 Part 1

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	



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