Belle Vue Road, Ashbrooke, Sunderland

£169,950

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This impressive three bedroom mid terrace house, has been upgraded and modernised to provide immaculate and spacious accommodation within this highly sought after area of Ashbrooke. The accommodation on the ground floor includes a reception hall with staircase to the first floor, two generous reception rooms, a contemporary kitchen and a modern bathroom. On the first floor there are three bedrooms. Externally there is a town garden to the front and a generous courtyard to the rear. This popular location is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Available with no upward chain, this wonderful home should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall

Radiator and stairs to first floor with storage under.

Lounge 17'3" x 13'11"

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

Dining Room 14'6" x 11'11"

Double glazed window to rear, feature fireplace and radiator. Door to kitchen.

Kitchen 14'9" x 8'11"

Range of modern wall and base units with wood effect work surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space provided for fridge freezer, washing machine and tumble dryer. Double glazed window, UPVC door to rear and double radiator. Door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

Half Landing
Double glazed window to rear.

First Floor Landing

Built in storage.

Bedroom 1 14'10" x 10'11"

Double glazed window to rear, radiator and two storage cupboards.

Bedroom 2 14'10" x 9'11"

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

MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'1" x 7'1"

Double glazed window to front and radiator.

Outside

Town garden to the front. Low maintenance courtyard to the rear with shutter door providing off street parking.

Council Tax Band
The Council Tax Band is Band C.

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

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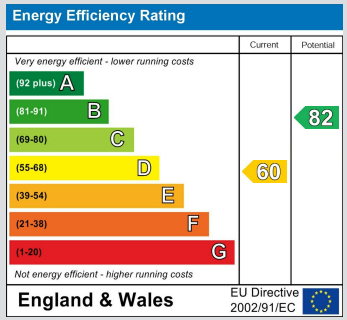
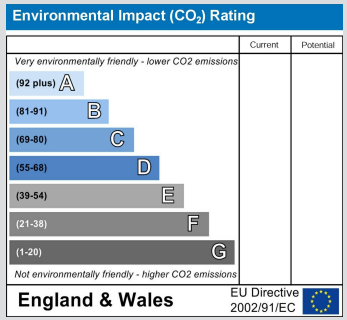
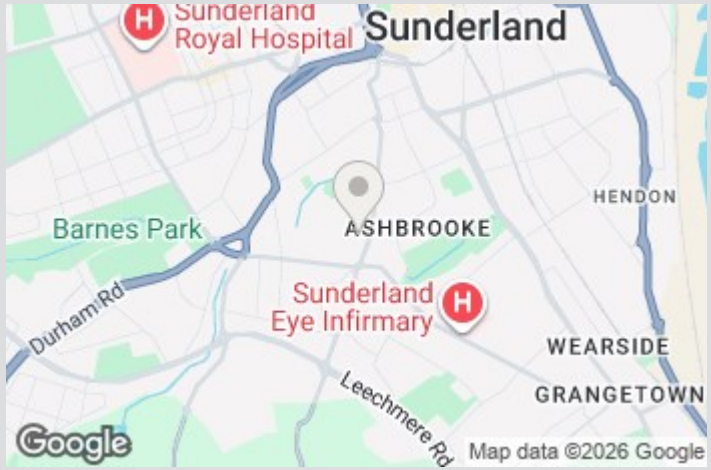
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

Ombudsman

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