

Esplanade Mews, Ashbrooke, Sunderland

Offers over £234,950


PRIVATE ROAD
NO PARKING
RESIDENTS ONLY
PLEASE SECURE
GATES AFTER USE
1992







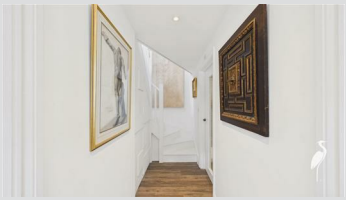


This exceptional detached property has been comprehensively upgraded and modernised to provide a most impressive standard of accommodation on this private, cobbled lane, within the highly regarded Ashbrooke Conservation Area. Internally the property provides a stunning interior, including to the ground floor of a reception hall with staircase to the first floor, two double bedrooms and a superb contemporary shower room/wc. To the first floor there is a fabulous open plan living area and kitchen, the kitchen is fitted with an excellent range of stylish units, breakfast bar and selection of integrated appliances. Ideally located on the periphery of the city centre, the property is ideally placed for access to shops, cafes, bars and restaurants, as well as providing excellent transport connections. We highly recommend arranging a detailed inspection to fully appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden entrance door into

Reception Hall




Stairs to first floor with storage under, doors to bedrooms and shower room.

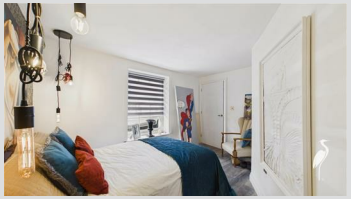
Bedroom 1





Double glazed window to front, electric heater and walk in wardrobe.

Bedroom 2

Double glazed window to front and walk in wardrobe.

Shower Room




Walk in dual head waterfall shower cubicle, low level wc and hand wash basin set into vanity unit and a heated towel rail.

First Floor
Open plan living & kitchen space.

Living Area






Two Velux windows and a single glazed feature window.

Kitchen Area








A range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob, washing machine, dishwasher, low level fridge and freezer. Two Velux windows.

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

Council TaxBand
The Council Tax is Band B.

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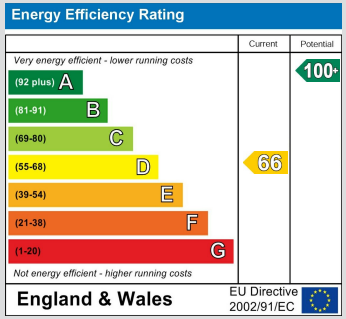
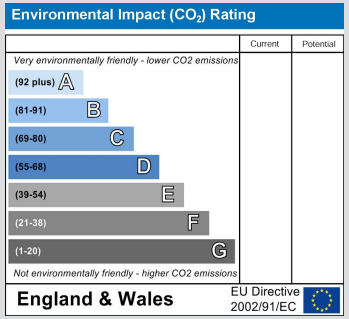
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

MAIN ROOMS AND DIMENSIONS

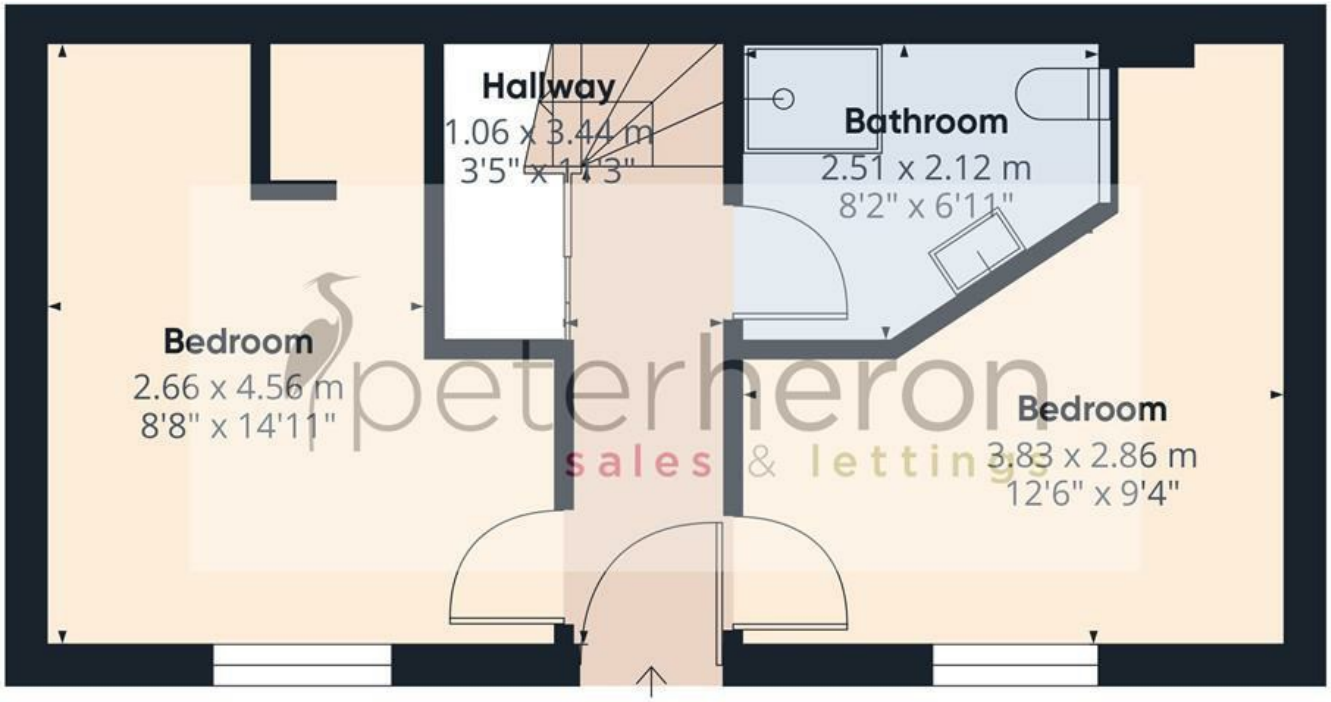
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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









Ground Floor



First Floor

N E S W

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Approximate total area(1)

70.2 m²

756 ft²

Reduced headroom

10.9 m²

117 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.

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