

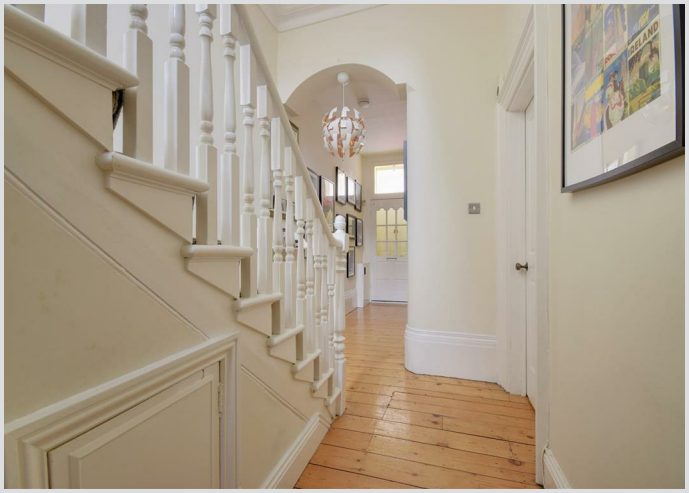
**Tunstall Vale**, Ashbrooke, Sunderland

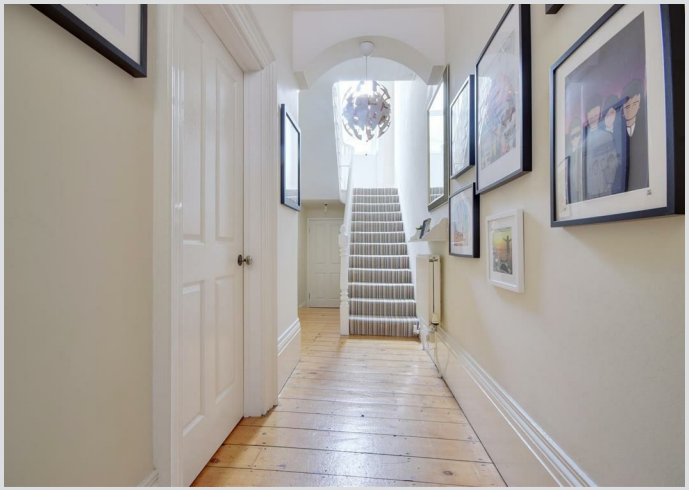
Offers over £175,000


COGNAC


Πεύκος
PEFKOS
RHODES GREECE







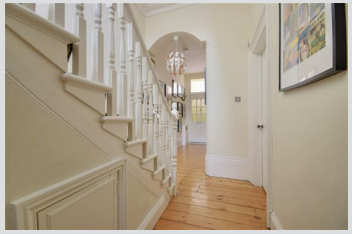
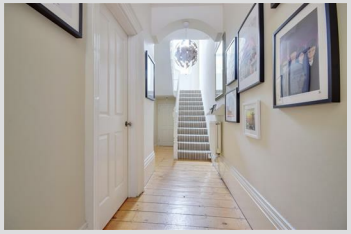
An extremely impressive four bedroom, three storey mid terrace home, upgraded and refurbished to an excellent standard whilst retaining attractive character features of the period. Internally the beautifully presented accommodation is accessed via an entrance vestibule, leading through to a superb reception 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.

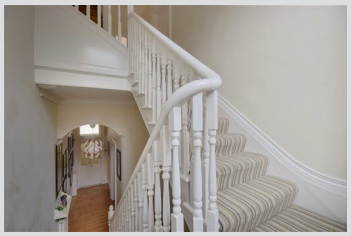
**Rear Lobby**
Door to rear courtyard.

**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**




# MAIN ROOMS AND DIMENSIONS

**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"**





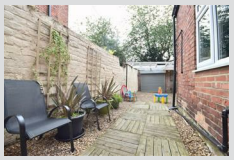
Approximate measurements as sloping ceiling, velux window, period style central heating radiator.

**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.

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.

**Important Notice**
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.

**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.

