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A wonderful opportunity to purchase this imposing three storey, five bedroom semi-detached house, enjoying a generous mature garden to the rear, along with a superb open aspect. Situated on the highly regarded Belle Vue Drive, a delightful private road within the Ashbrooke conservation area, the property has access to a private park setting with superb communal lawned grounds and tennis court. The accommodation is accessed via an entrance vestibule, connecting through to an impressive reception hall with a grand staircase to the first floor and a cloakroom/wc. There are two spacious proportioned reception rooms and a kitchen / diner. On the first floor there are three bedrooms and a shower room/wc whilst to the top floor there are two further bedrooms. Externally there is a pleasant garden to the front, a long driveway, a garage and to the rear an exceptional garden with a lawn, patio area and established planting. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. This is certainly a rare opportunity to the open market, being in the current ownership for over 50 years. We highly advise arranging a detailed inspection to appreciate the potential this remarkable home has to offer, along with its wonderful setting and outstanding garden.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vetsibule

Inner door leading through to hallway.

Reception Hall

A most impressive and spacious hallway with radiator and grand staircase leading to first floor.

Cloakroom/WC



Low level WC and washbasin, double glazed window.

Lounge 17'1" into bay x 16'0" into alcove



UPVC double glazed bay window to front, radiator and decorative plasterwork to ceiling and coving.

Dining Room 13'10" x 16'0" into alcove



Bay window to rear with central double glazed door and UPVC double glazed windows, radiator.

Kitchen/Diner 10'11" x 13'9" plus 11'2" x 10'9"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer, dishwasher and washing machine, two UPVC double glazed windows and timber framed double glazed sealed unit window. Radiator and single door to rear porch. Ample space for table and chairs in dining area.

Rear Porch

Single glazed windows and door to side of the property.

First Floor Landing



Timber framed sealed unit double glazed window to front and radiator. Door to staircase which leads to top floor.

Bedroom 1 17'0" into bay x 13'9" not inc robes



UPVC double glazed bay window to front, radiator and fitted wardrobes.

Bedroom 2 14'9" x 14'1"



Timber framed double glazed sealed unit bay window to rear providing superb open views over the garden and beyond, built in cupboard and radiator.

Bedroom 3 11'1" x 10'5"



UPVC double glazed window to rear providing delightful views over the garden and beyond, radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, pedestal washbasin and walk in shower with mains shower, UPVC double glazed window and chrome ladder style radiator.

Top Floor Landing

Built in cupboard and UPVC double glazed window to side.

Bedroom 4 14'9" x 15'5" extending to 24'3" into dormer



UPVC double glazed window to front and large skylight window to rear, radiator.

Bedroom 5 10'1" x 11'1"

UPVC double glazed window to side and radiator.

Front Exterior



To the front of the property there is an attractive garden with planting and a pathway along with a long driveway providing off street parking and access to the garage.

Rear Exterior



To the rear there is a wonderful generous mature garden with lawned area, patio and established planting including a variety of plants, shrubs and trees including apple trees.

Garage 23'7" x 12'5"

With up and over access door and door to side of the property, attached potting shed to the rear.

Private Park



Superb communal lawned grounds and tennis court.

Aerial Photos



Council Tax Band

The Council Tax Band is Band E.

Tenure Freehold

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

Important Notice - Communal Charges

We have been advised by our client there is a charge of £340.00 per annum to maintain the communal grounds and tennis court.

Visit www.peterheron.co.uk or call 0191 510 3323

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

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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