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Ashbrooke Road, Ashbrooke, Sunderland

£389,950







An impressive, individual four bedroom stone built property, enjoying a delightful mature garden within this leafy Conservation area of Ashbrooke. Internally the deceptively spacious and versatile accommodation is accessed via double timber doors to an impressive reception hall with staircase to the first floor. There is a fabulous lounge with doors leading out on to the patio area and that opens through to a superb kitchen / diner, fitted with a good range of modern units and integrated appliances. From the kitchen there is a door to the inner hall providing access through to two bedrooms and a shower room/wc. On the first floor there is an excellent master bedroom with dressing area and luxury en-suite bathroom/wc and there is also a further double bedroom. Externally there is a beautiful garden, laid mainly to lawn with a patio area and mature planted borders, providing an excellent space for outdoor entertaining. The property also benefits from a single garage with a driveway in front, providing an off street parking space. This popular and sought after location, offers convenient access to local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. The well appointed accommodation is ready to move into yet still offers great scope for remodelling should a new owner require. We highly advise arranging a detailed inspection to appreciate the quality and versatility of the accommodation, the superb location and garden this exceptional property has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double timber doors lead through to

Reception Hall



Impressive hallway with tiled floor and staircase to first floor with understairs storage cupboard, radiator and a single glazed window to front.

Lounge 19'10" into alcove x 10'0" extending to 14'11"



This spacious room has a double glazed French door leading out onto the patio area with tall double glazed windows to either side, radiator, feature fireplace and the rooms opens through into the open plan kitchen/diner.

Kitchen/Diner 10'7" x 17'0"



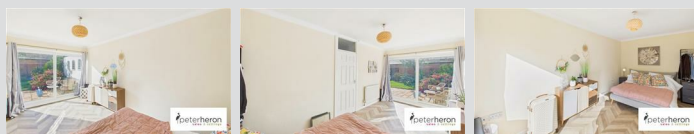
Fitted with a good range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, fridge, freezer and dishwasher, single glazed arch style window to front, tall double glazed window to rear overlooking the garden, and radiator.

Inner Hall



Built in utility cupboard space for washing machine and houses the central heating boiler.

Bedroom 3 16'10" x 8'7"



Double glazed patio door leading out onto the rear garden, and a radiator.

Bedroom 4 11'5" x 6'9"



Single glazed feature window to front and a radiator.

Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, double glazed window and tiled walls.

First Floor Landing



Generous landing area with Velux window and radiator.

Master Bedroom 13'9" x 12'6" plus dressing area



This impressive master bedroom has two Velux windows and radiator.

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MAIN ROOMS AND DIMENSIONS

Dressing Area 6'10" x 9'7"



Approx. measurements as sloping ceiling.

En-Suite Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and bath with shower attachment, chrome ladder style radiator, Velux window and part tiled walls.

Bedroom 2 18'8" x 7'2"



Approx. measurements as sloping ceiling, Velux window and radiator.

Outside



Delightful garden to the rear with a lawned area, patio and mature planting. the property benefits from a driveway providing off street parking and a single GARAGE.

Garage

Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1978 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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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.

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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.

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MAIN ROOMS AND DIMENSIONS

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		
	64	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

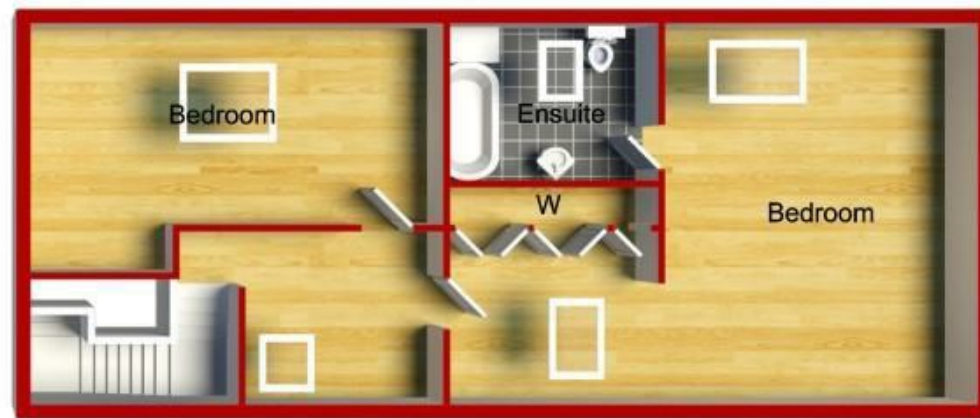
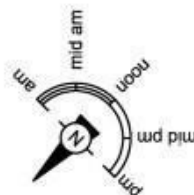


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Ground Floor
Approximate Floor Area
(85.68 sq.m)



First Floor
Approximate Floor Area
(63.83 sq.m)

2 Corby Mews