

A remarkable five bedroom, three storey mid terrace period home, providing an exceptional standard of accommodation within the highly regarded Belle Vue Park in Ashbrooke. The property has been comprehensively, yet sympathetically upgraded and modernised to provide a stunning, stylish interior whilst retaining the great charm and character of the home. Accessed via an entrance vestibule, connecting through to a superb reception hall with grand staircase to the first floor, there are two generous reception rooms with feature fireplaces and panelled walls. The kitchen / diner, is fabulous, a bespoke kitchen fitted by McCrossan Furniture with a range of high quality units, luxury marble worksurfaces, a selection of high end integrated appliances and Karndean flooring. There are five bedrooms, a bathroom/wc and shower room/wc, laid out over the first and second floors. Externally there is a small town garden to the front, a beautiful paved courtyard to the rear and the property benefits from a useful basement area. We highly advise arranging a detailed inspection in order to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door with inner door to

Reception Hall

Radiator, stairs to first floor and stairs leading down to rear hall. Doors to Lounge and Dining Room.

Lounge



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

Dining Room



Double glazed window to rear elevation, feature fireplace and radiator. Also benefitting from shelving built into alcoves.

Rear Hall

Cloak cupboard, laundry cupboard and door leading down to basement.

Kitchen & Dining Space



McCrossan Furniture bespoke kitchen fitted with a range of wall and base units with marble countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated Smeg combi oven with electric induction hobs and extractor, fridge freezer, microwave and dishwasher. 2x double glazed windows and doors to rear. Luxury Karndean flooring. Double radiator.

First Floor Landing

Split-Level landing with doors to

Primary Bedroom



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

Bedroom Two



Double glazed window to rear elevation and a radiator

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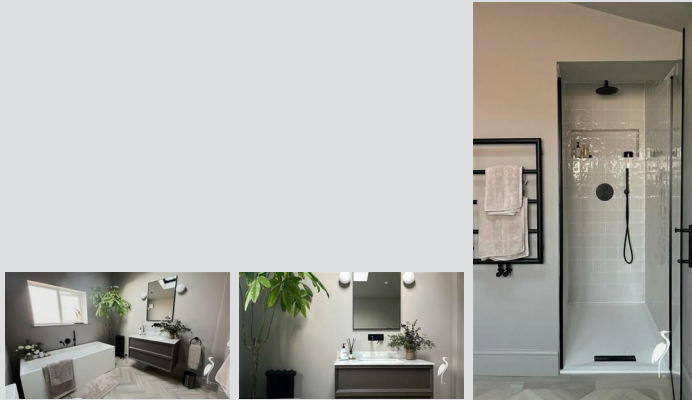
MAIN ROOMS AND DIMENSIONS

Dressing Room/Bedroom Three



Double glazed window to front elevation.

Bathroom



Freestanding bath, walk in waterfall shower, low level WC and hand wash basin set into vanity unit. Cast iron radiator, heated towel rail, double glazed window to rear elevation and skylight window.

Top Floor Landing

Split-Level landing with storage cupboard, Velux window and door to

Bedroom Four



Velux window, double glazed window to front elevation and a radiator.

Study/Bedroom Five



Double glazed window to rear elevation and radiator.

Wet Room



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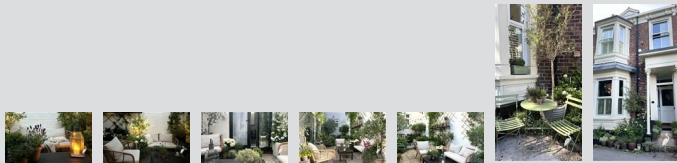
MAIN ROOMS AND DIMENSIONS

Basement



Housing combination Baxi boiler. Providing space for a washing machine and tumble dryer. UPVC door to access rear.

Outside



Attractive courtyard to rear, private, resident only access to front.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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:- 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. 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.

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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

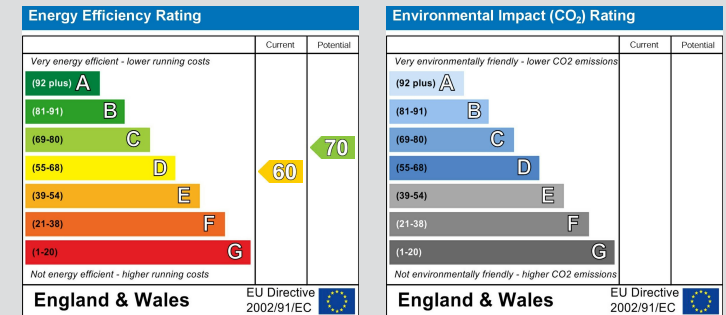
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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