



Valebrooke Avenue, Ashbrooke, Sunderland, Tyne & Wear, SR2



Asking Price £280,000



# Valebrooke Avenue, Ashbrooke, Sunderland, Tyne & Wear, SR2 7HS

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* FOUR BEDROOM TERRACED \* SPACIOUS HOME \* ORIGINAL FEATURES \* SUPERB LOCATION \* NO ONWARD CHAIN \* COUNCIL TAX BAND - C \* EPC RATING D \*

Hunters are delighted to welcome to the market this superb property in Valebrooke Avenue, Ashbrooke, Sunderland.

A charming Edwardian Terrace house with original period features that exudes character and warmth. This delightful property boasts 4 bedrooms and 2 reception rooms, providing ample space throughout.

Situated in a superb location with excellent transport links, close to the city centre and amenities.

The well-maintained interior is a blend of modern comfort and original period charm that cannot fail to impress.

The rear yard provides a private outdoor space complete with off-street parking for your convenience.

Offered with no onward chain and sure to appeal to a wide range of buyers.

Briefly comprising of :

Entrance Hallway

Two Reception Rooms

WC

Kitchen

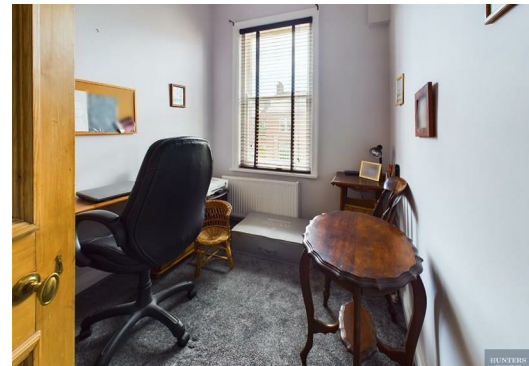
Landing

Family Bathroom

Four Bedrooms

Rear Yard

Viewing comes highly recommended !











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HERE TO GET YOU THERE

**Approximate total area<sup>(1)</sup>**  
1791.8 ft<sup>2</sup>  
166.46 m<sup>2</sup>

**Reduced headroom**  
145.55 ft<sup>2</sup>  
13.52 m<sup>2</sup>

(1) Excluding balconies and terraces

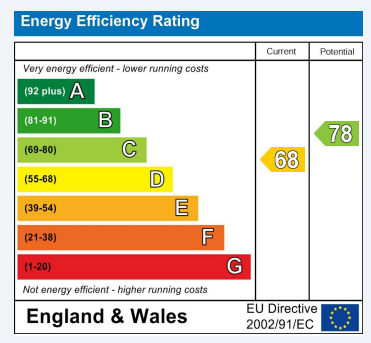
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

