



M I C H A E L H O D G S O N

estate agents & chartered surveyors



BELLE VUE PARK WEST, SUNDERLAND £220,000

REDUCED FOR A QUICK SALE - We are delighted to offer this superb 3 bedroom semi detached bungalow situated on Belle Vue Park West which is located in a highly regarded and much sought after area of Ashbrooke that offers easy access to Sunderland city centre, locals shops, well respected schools, amenities and the region beyond. The property itself briefly comprises of Entrance Hall, Living room, Kitchen, 3 Bedrooms and Shower Room. Externally to the front of the property there is a lawned garden and a paved area, side lawned garden and to the rear is a multi level garden with lawn, paved area, access to garage and side gate. This property must be viewing to be fully appreciated. There is NO ONWARD CHAIN INVOLVED with the sale.

Bungalow
3 Bedrooms
Garage & Garden
No Chain Involved

Semi Detached
Shower Room
Leasehold
EPC Rating: D



BELLE VUE PARK WEST , SUNDERLAND

£220,000

Entrance Hall

The Entrance Hall has a radiator, loft access having wall mounted gas central heating boiler.

Living Room

14'11" x 11'11"

Front facing Living Room having a double glazed window, radiator, coving to ceiling and wall mounted gas fire.

Kitchen

13'3" max x 10'0" max

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, two double glazed windows, radiator, door to the rear, integrated dishwasher, integrated oven, electric hob with extractor over.

Shower Room

Suite comprising of a low level WC, wash hand basin on a vanity unit, wet room style shower, recessed spot lighting, double glazed window, chrome towel radiator

Bedroom 1

11'8" x 12'2"

Front facing bedroom with double glazed window, radiator

Bedroom 2

10'5" x 13'10"

Side facing bedroom having a double glazed window, radiator, recessed spot lighting

Bedroom 3 / Dining Room

10'2" x 10'1"

Rear facing bedroom with double glazed window, radiator, fitted wardrobes with sliding doors, this room is currently being used as a dining room

Externally

Externally to the front of the property there is a lawned garden and a

paved area, side lawned garden and to the rear is a multi level garden with lawn, paved area, access to garage and side gate

Garage

Detached style garage accessed via an electric roller shutter

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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