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Belle Vue Road, Ashbrooke, Sunderland

£120,000







A fabulous first floor flat, situated within the highly sought after area of Ashbrooke, featuring a stunning stylish interior. The accommodation is accessed at ground floor level into a communal hall, shared only with the ground floor flat. A door leads through into the immaculately presented private accommodation with staircase leading to the generous and impressive first floor landing area. There is a delightful lounge with bay window and feature fireplace and an outstanding breakfasting kitchen, fitted with an excellent range of contemporary units and a selection of integrated appliances. There are two bedrooms, a separate wc and a superb modern shower room. Externally there is a wonderful communal courtyard, shared with the ground floor flat. This popular location is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Viewing is essential to appreciate the quality of accommodation on offer, location and appealing period features this wonderful property has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door into the

Communal Entrance

Which is shared with the ground floor flat, there is a door providing access to the private accommodation.

Private Accommodation

Access via an entrance door, there is a staircase leading to the first floor landing area.

First Floor Landing



The spacious landing area has stripped and varnished floorboards, two radiators, a skylight window providing natural light and doors lead off to the lounge, breakfasting kitchen, the two bedrooms, separate WC and shower room.

Lounge 17'3" into bay x 13'1" into alcove



With a bay to the front with timber framed double glazed sealed unit windows, there is a radiator, feature period fireplace, stripped and varnished floorboards and coving to the ceiling.

Breakfasting Kitchen 10'1" x 9'6"



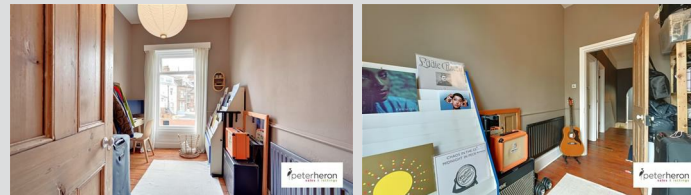
An impressive kitchen fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, a microwave, an induction hob with an extractor over, a fridge, a freezer and a washing machine, there is a radiator, a single glazed window, stripped and varnished floorboards and a door providing access to the rear stairs that lead to the back door.

Bedroom 1 14'2" x 14'4" into alcove



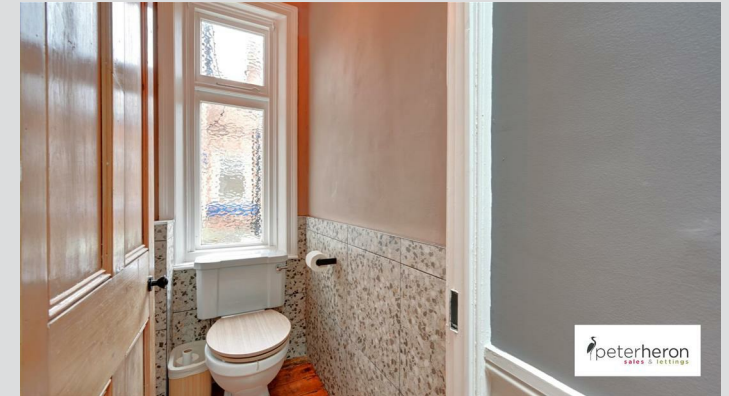
With a timber framed single glazed window to the rear, there is a tall radiator and a beautiful decorative period fireplace as well as stripped and varnished floorboards.

Bedroom 2 10'5" x 7'10"



With a timber framed double glazed sealed unit window to the front, there is a radiator and stripped and varnished floorboards.

Separate WC



With a low level WC, single glazed window and stripped and varnished floorboards.

Shower Room



An impressive contemporary shower room with a wash basin set into vanity unit and a spacious walk in shower with mains fed shower, there is a ladder style radiator, tiled wall and a single glazed window.

Outside



To the rear of the property there is a delightful courtyard that is shared with the ground floor flat and there is a gated access to the rear service lane.

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MAIN ROOMS AND DIMENSIONS

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 21.4.1988 to 21.4.2987 with 963 years remaining and the Ground Rent is £2.75 per annum.

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.

Council Tax Band

The Council Tax Band is Band A.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

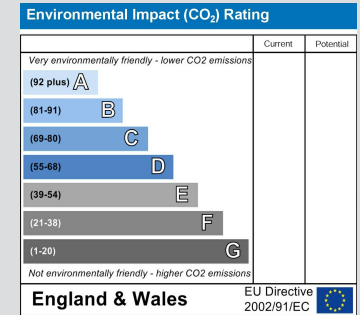
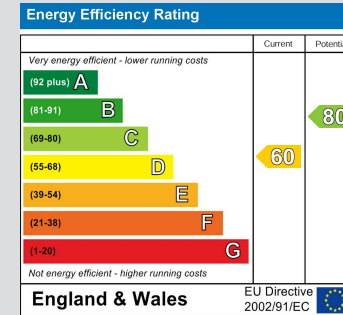
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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