

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

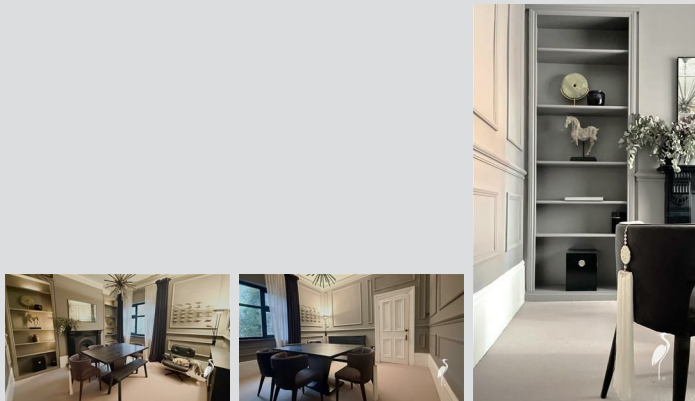
Ground Floor

Reception Hall

Lounge



Dining Room

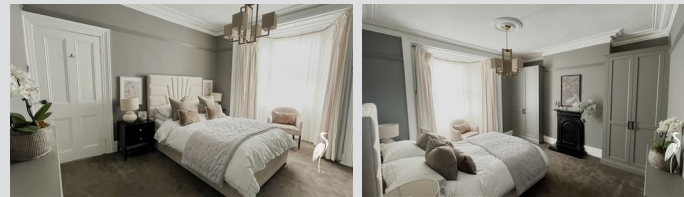


Kitchen



First Floor Landing

Bedroom 1



Bedroom 2



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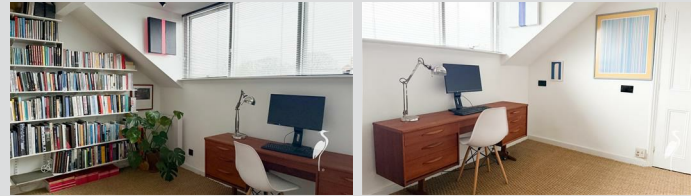
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MAIN ROOMS AND DIMENSIONS

Bedroom 3



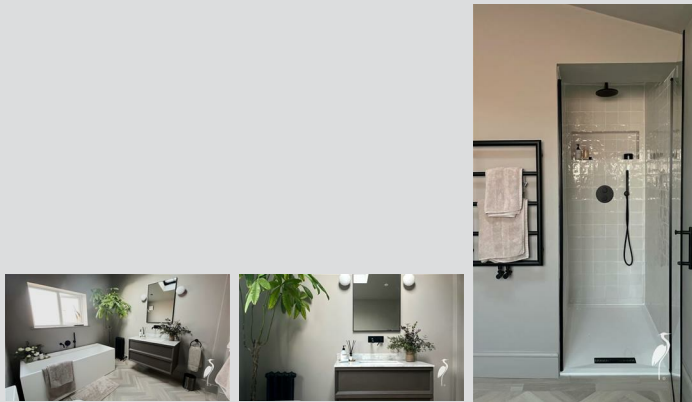
Bedroom 5



Wet Room

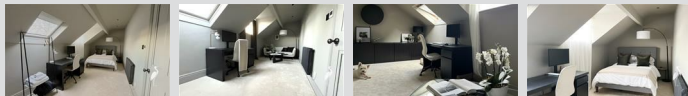


Bathroom



Top Floor Landing

Bedroom 4



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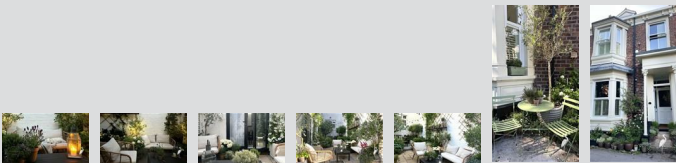
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MAIN ROOMS AND DIMENSIONS

Basement



Outside



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.

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.

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

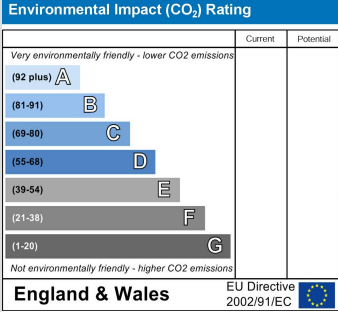
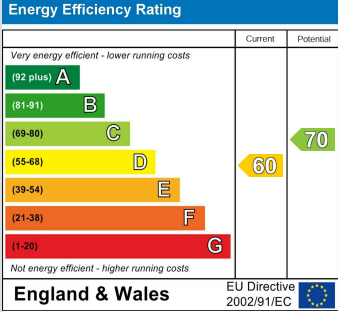
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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