



MICHAEL HODGSON

estate agents & chartered surveyors



VALEBROOKE, SUNDERLAND £129,950

This superb 2 bed first floor flat is situated on Valebrooke in Ashbrooke and boasts many original and period features whilst offering contemporary and modern decor that must be viewed to be fully appreciated. Enjoying a sought after location the property is located within easy reach of local shops, schools and amenities as well as Sunderland city centre. The generous living accommodation briefly comprises of: Inner Hall, Living Room, Kitchen / Dining / Sitting Room, Bathroom, WC and 2 Bedrooms. Externally there is a rear storage shed. Viewing of this lovely flat is highly recommended.

Flat
2 Bedrooms
Kitchen / Dining Room
Lovely Property

First Floor
Living Room
Viewing Advised
EPC Rating: D



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Communal Entrance Hall
leading to the first floor flat

Entrance Vestibule
Stairs to the first floor landing

Landing
Storage cupboard

Living Room
15'7" max x 14'7" max
The living room has two timber framed sash style windows, radiator.

Kitchen
10'10" max x 22'10" max
The kitchen has a range of floor and wall units, stainless steel sink, plumbed for washer, integrated oven, electric hob, four double glazed windows, doors to stairs for rear access, two radiators, loft access, integrated fridge, freezer, cupboard with wall mounted gas central heating boiler.

Bathroom
Suite comprising of a pedestal basin, bath with shower over, storage cupboard, radiator, double glazed window.

WC
Low level WC, double glazed window.

Bedroom 1
14'2" max x 16'3" max
Two double glazed windows, radiator, storage cupboard, rear facing

Bedroom 2
7'5" max x 11'8" max
Front facing, timber framed sash style window, radiator.

Externally
Externally there is a rear storage shed.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 999 years from 1st January 1997 . Any prospective purchaser should clarify this with their Solicitor

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

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