Valebrooke Avenue, Ashbrooke, Sunderland

Offers over £285,000

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This fabulous mid terrace house has been remodelled and upgraded to provide a most impressive standard of accommodation within this highly regarded area of Ashbrooke. The stylish interior blends delightful period features with many appealing enhancements, accessed via an entrance vestibule, connecting through to a superb reception hall with a staircase to the first floor. There is a wonderful lounge to the front with a bay window incorporating a window seat, a striking fireplace and decorative plasterwork to the ceiling whilst at the rear there is a separate reception room with French doors to the courtyard. The kitchen diner is fitted with an excellent range of units and luxury worksurfaces, connecting through to a useful utility with a cloakroom/wc. On the first floor there are three bedrooms and a spacious and outstanding family bathroom with both a bath and a walk in shower. Externally there is a town garden to the front and an attractive block-paved courtyard to the rear with an up and over access door. Situated within the desirable area of Ashbrooke, the property is ideally located for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly advise early viewing to avoid disappointment and to fully appreciate this beautiful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Vestibule
Inner door to hallway.

Reception Hall

Radiator and stairs to first floor with storage under.

Lounge

Double glazed bay window to front with built in window seat, radiator, feature fireplace and storage built in into alcove.

Sitting Room

UPVC double glazed French patio doors to rear and radiator.

Kitchen Diner

Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Double oven with five burner induction hob. Storage cupboard, column radiator, two single glazed sash windows to rear and door to utility.

Utility

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for a fridge freezer, dishwasher, washing machine and tumble dryer. Radiator, two single glazed windows and door to rear garden.

Ground Floor WC

Low level wc and wash basin.

First Floor Landing

Split level landing with access point to loft.

Bedroom 1

Single glazed sash window to rear and storage cupboard.

Bedroom 2

Two double glazed sash windows to front, radiator and storage cupboard.

Bedroom 3

Double glazed sash window to front, radiator and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

Bathroom

A most impressive and spacious bathroom with a walk in dual head waterfall shower, freestanding bath with shower tap, low level wc and wash basin. Column radiator and three single glazed sash windows.

Outside

Low maintenance block paved courtyard to rear with an up and over access door providing access to rear lane and an outhouse.

Council Tax Band
The Council Tax Band is Band C.

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

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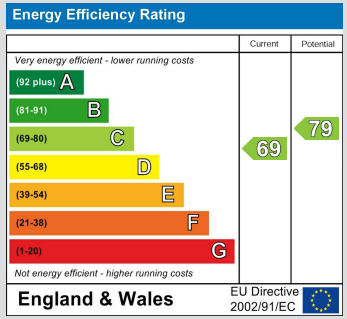
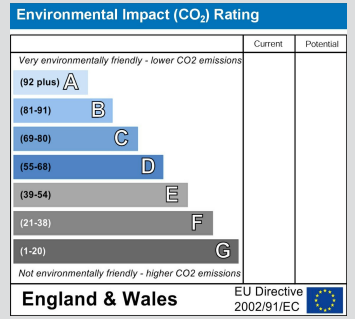
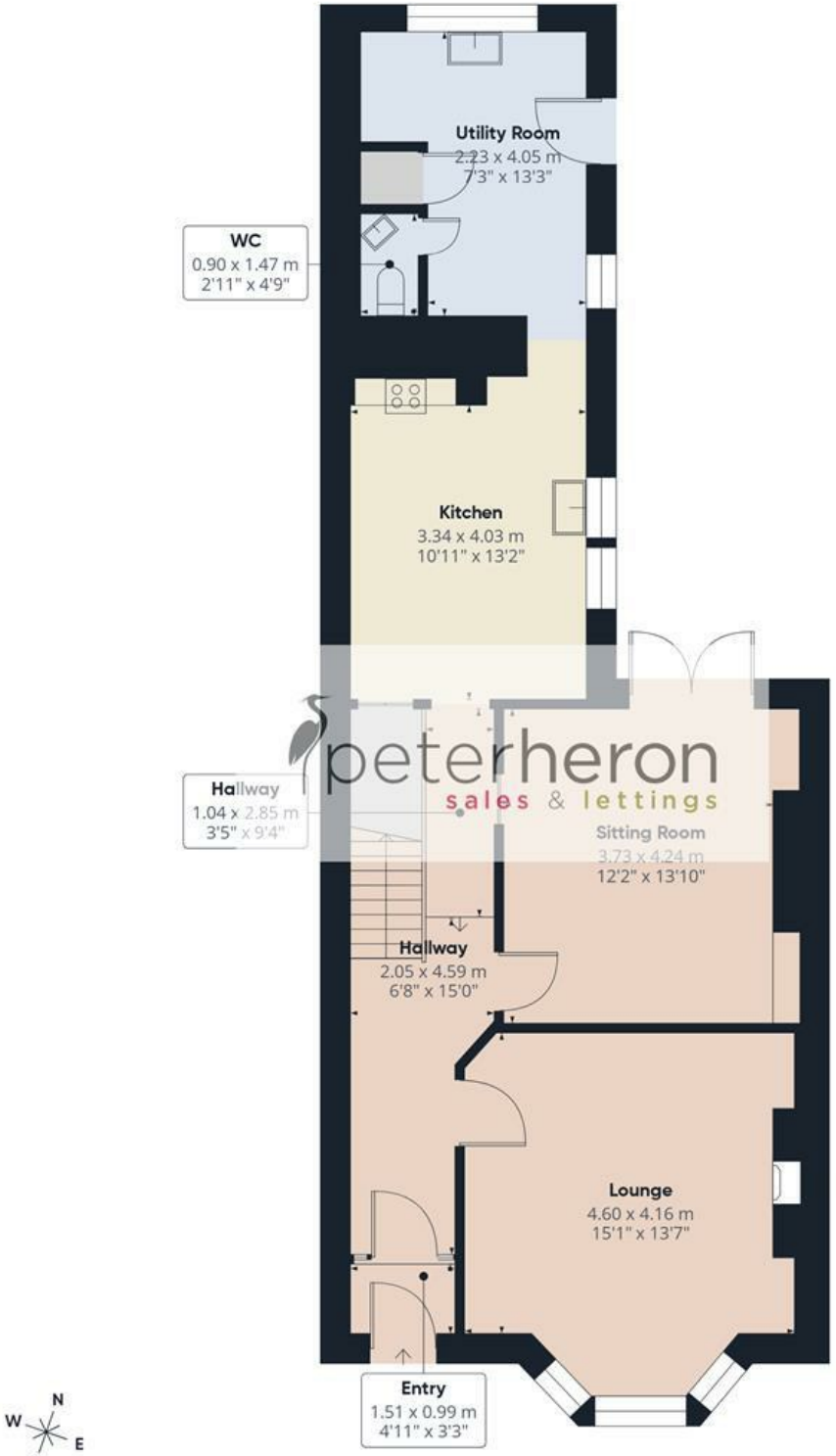
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

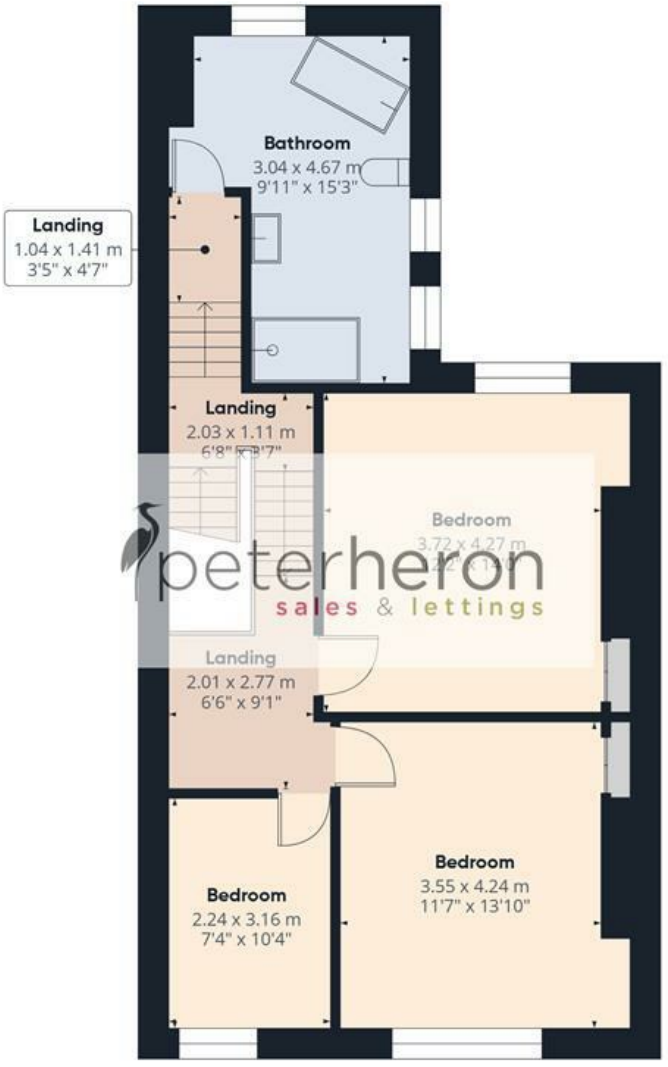
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

144.2 m²

1552 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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