MICHAEL HODGSON

estate agents & chartered surveyors

BELLE VUE PARK WEST, SUNDERLAND
£225,000

We are delighted to offer this lovely semi detached house situated on the cul-de-sac of 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 Porch, Inner Hall, Living Room, Dining / Sitting Room, Kitchen / Breakfast Room, Utility, WC and to the First Floor 3 Bedrooms and a Bathroom. The 3rd bedroom is reduced in size due to a staircase to the Loft Room. Externally there is a front full width driveway providing off street parking and to the rear is a garden with decking area, lawn and and open aspect with views over Thornhill School and beyond. This property must be viewing to be fully appreciated.

Semi Detached House	3 Bedrooms
Living Room	Dining / Sitting Room
Kitchen / Breakfast Room	Viewing Advised
Lovely Property	EPC Rating: D

BELLE VUE PARK WEST, SUNDERLAND
£225,000

Entrance Porch
Three double glazed windows, tiled floor leading to the inner hall.

Inner Hall
Radiator, laminate floor, stairs to the first floor.

Living Room
13'6" x 14'11" to bay
The living room has a double glazed bay window to the front elevation, laminate floor, inset feature gas fire, double radiator.

Dining Room/Sitting Room
17'0" max x 13'10" max
The sitting room/dining room has a laminate floor, double glazed window, pitched roof in part with a velux style window, sliding patio door to the rear garden.

Kitchen/Breakfast Room
17'5" max x 13'2" max
The kitchen has a range of floor and wall units, breakfast bar, stainless steel sink with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window, double glazed door to the rear garden, double oven, electric hob with extractor over, pitched roof in part with three velux style windows, recessed spot lighting, radiator.

Utility Area
6'11" x 6'6"
Tiled floor, radiator, pitched roof in part, velux style window, radiator, plumbed for washer and dryer, extractor.

WC
Low level WC, double glazed window.

First Floor
Landing, double glazed window to the side elevation.

Bedroom 1
9'7" x 14'0" to bay
Front facing, double radiator, double glazed bay window, full range of fitted wardrobes.

Bedroom 2
11'5" x 11'9"
Rear facing, double glazed window. radiator.

Bedroom 3
9'1" x 7'1"
Double glazed window, stairs to the loft room.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, chrome towel radiator, corner shower cubicle with tiled splashback and rainfall style shower head and an additional shower attachment, bath with mixer tap, recessed spot lighting.

Loft Room
15'8" x 14'9"
T fall roof in part, three velux style windows, storage under the eaves, radiator.

Externally
Externally there is a front full width driveway providing off street parking and to the rear is a garden with decking area, lawn and and open aspect with views over Thornhill School and beyond.

Garage
12'6" depth
Reduced length due to the utility area and Wc the garage is accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
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 23/11/1959 and the Ground Rent is £0. We have been advised by our client that the property has an absent leaseholder.

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS