



MICHAEL HODGSON

estate agents & chartered surveyors

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VALEBROOKE AVENUE, SUNDERLAND

£290,000

Nestled in the desirable Ashbrooke area on Valebrooke Avenue this immaculate mid-terraced 3, formerly 4, bed house on Valebrooke Avenue offers a perfect blend of style, comfort and convenience located within easy reach of local shops, schools, and amenities, as well as Sunderland City Centre. This property is not only a beautiful home but also a practical choice for modern living, this property is ideal for a variety of purchasers seeking a welcoming home.

Upon entering, you are greeted by an inviting entrance hall and the generous living space includes a charming living room, a separate sitting or dining room providing ample areas for relaxation and entertaining. The kitchen / breakfast room is also complemented by a Utility and ground floor WC.

The first floor offers 3 bedrooms along with a family bathroom. The property is designed to offer versatility, making it suitable for various lifestyles in addition to a front garden with block paved pathway and artificial grass lawn whilst to the rear is a courtyard with block paved patio, outside store and is accessed via an up and over garage door.

Viewing is highly recommended to fully appreciate this lovely home.

Terraced House

3 Bedrooms

Living Room

Sitting Room

Kitchen / Breakfast Room

Utility and Ground Floor
WC

Viewing Advised

EPC Rating:D

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Entrance Vestibule

Leading to the inner hall.

Inner Hall

The inner hall has a herringbone style LVT floor, radiator, radiator, cupboard under the stairs.

Living Room

16'11" to bay x 15'6"

The living room has a bay window to the front elevation, incorporating three double glazed sash style window and a window seat, radiator, ornate feature fireplace, fitted shelving and storage cupboard to the alcoves.

Sitting Room

13'5" x 13'11"

The sitting room has French double glazed doors leading to the rear, radiator. A versatile room that could be used as a sitting or dining room.

Kitchen/Breakfast Room

11'3" x 14'2"

The kitchen has a range of floor and wall units, quartz worktop with matching splashback, Belfast sink with mixer tap, herringbone style LVT flooring, radiator, storage cupboard.

Utility

The utility has a range of floor and wall units, quartz worktop, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, wine rack, LVT herringbone style floor, cupboard with wall mounted gas central heating boiler, radiator.

WC

Low level WC, wash hand basin with mixer tap, part tiled walls, extractor, LVT flooring.

First Floor

Landing, loft access.

Bedroom 1

14'0" max x 14'2" max

Front facing, two double glazed sash style windows, radiator, storage cupboard, herringbone style LVT, flooring.

Bedroom 2

13'7" max x 13'10" max

Rear facing, storage cupboard, radiator, herringbone style LVT flooring,

Bedroom 3

7'4" x 10'10"

Front facing, double glazed sash style window, radiator, herringbone style LVT flooring, range of fitted wardrobes with fitted drawers.

Bathroom

Contemporary white suit comprising of a low level WC, wall hung wash hand basin with mixer tap, freestanding bath with mixer tap and shower attachment, walk in shower with rainfall style shower head and an additional shower attachment, tiled floor, part tiled walls, radiator.

Externally

Externally there is a front garden with block paved pathway and artificial grass lawn whilst to the rear is a courtyard with block paved patio, outside store and is accessed via an up and over garage door.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is Freehold. 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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