

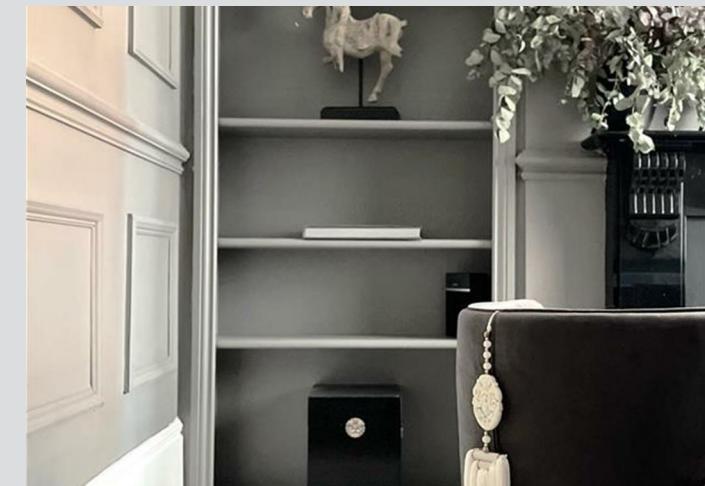


Belle Vue Park, Ashbrooke, Sunderland

£385,000







A remarkable five bedroom, three storey mid terrace period home, as featured in Ideal Home and 25 Beautiful Homes magazines, provides 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

Access via wooden entrance door.

Reception Hall



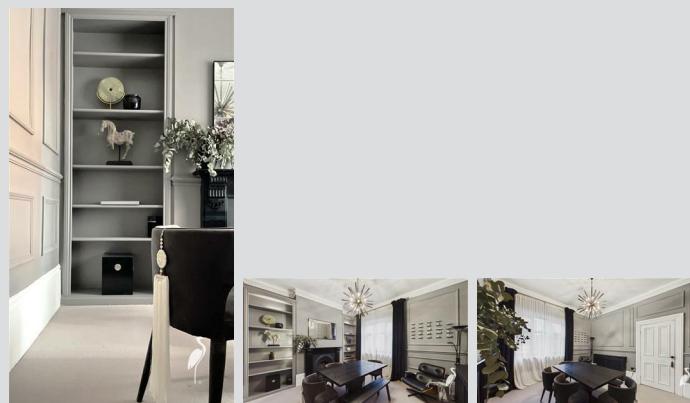
Radiator, stairs to first floor and stairs leading down to rear hall. Doors to lounge and dining room.

Lounge 15'2" x 13'2"



Double glazed bay window to front elevation, feature fireplace and double radiator.

Dining Room 13'5" x 12'10"



Double glazed window to rear elevation, built on shelves to alcoves, feature fireplace and radiator.

Rear Hall

Cloaks cupboard, laundry cupboard and door leading down to basement.

Dining Kitchen 8'4" x 26'1"



McCrossan Furniture bespoke kitchen fitted with a range of wall and base units with marble countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated Smeg combi oven with electric induction hob and extractor, fridge freezer, microwave and dishwasher. 2x

double glazed windows and doors to rear. Luxury Karndean flooring. Double radiator.

First Floor Landing

Primary Bedroom 11'11" x 13'1"



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

Bedroom 2 12'4" x 13'0"



Double glazed window to rear elevation and radiator.

Bedroom 3/Dressing Room 7'2" x 9'4"



Double glazed window to front elevation.

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MAIN ROOMS AND DIMENSIONS

Bathroom 8'5" x 9'1"



Freestanding bath, walk in waterfall shower, low level WC and hand wash basin set into vanity unit. Cast iron radiator, heated towel rail, double glazed window to rear elevation and skylight window.

Top Floor Landing

Storage cupboard and Velux window.

Bedroom 4 19'3" x 8'4"



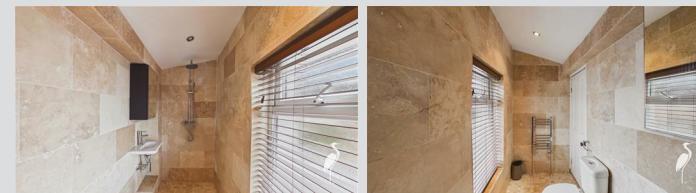
Velux window, double glazed window to front elevation and radiator.

Bedroom 5/Office 12'4" x 9'4"



Double glazed window to rear elevation and radiator.

Wet Room



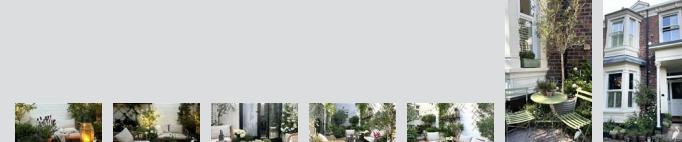
Low level WC, washbasin and dual head waterfall shower, chrome heated towel rail and double glazed window.

Basement 17'10" x 11'10" plus 17'11" x 12'1"



Housing combination Baxi combination boiler. Space for washing machine and tumble dryer. UPVC door to access rear.

Outside



Attractive private courtyard to the rear. Resident only access to front.

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.

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

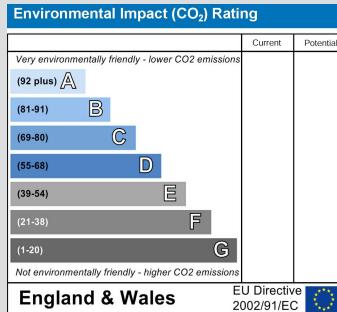
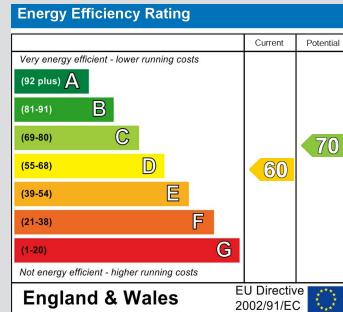
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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Lower Ground Floor



Approximate total area⁽¹⁾

203.4 m²

2189 ft²

Reduced headroom

6.2 m²

67 ft²



First Floor



Second Floor

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

