

MICHAEL HODGSON

estate agents & chartered surveyors



BELLE VUE PARK WEST, SUNDERLAND
£225,000

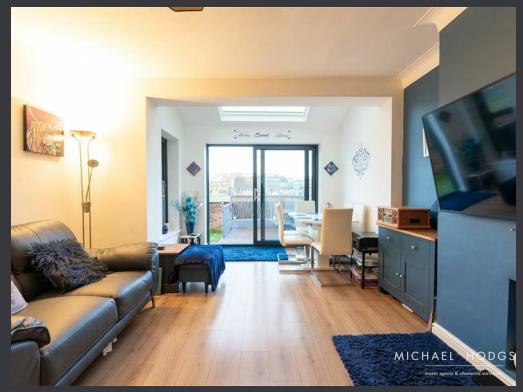
We are delighted to offer this lovely semi detached house situated on the cul-de-sac of Belle Vue Park West which is located in a highly regarded and much sought after area of Ashbrooke that offers easy access to Sunderland City Centre, locals shops, well respected schools, amenities and the region beyond. 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









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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.

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