



MICHAEL HODGSON

estate agents & chartered surveyors

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BELLE VUE ROAD, SUNDERLAND

£249,950

A superb 4 bed end terraced house situated on Belle Vue Road in Ashbrooke that boasts many original and period features whilst offering contemporary and modern decor that must be viewed to be fully appreciated. Enjoying a much sought after location the property is located within easy reach of local shops, schools and amenities as well as Sunderland City Centre. The generous and versatile living accommodation is arranged over 3 floors and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, WC / Utility and to the First Floor 2 Bedrooms, Family Bathroom and to the Second Floor, Landing, 2 Bedrooms and a Shower Room. Externally there is a double width block paved driveway and garden whilst to the rear is a courtyard garden with an artificial grass lawn and access to a storeroom in addition to raised borders. Viewing of this lovely family home is highly recommended to fully appreciate the space, home and location on offer.

End Terraced House

4 Bedrooms

Living Room

Dining Room

Bathroom & Shower Room

Superb Property

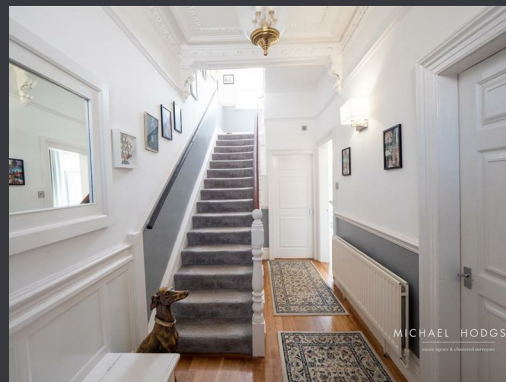
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Entrance Hall

Double radiator, stairs to first floor, wood stripped floor, coving to ceiling, fitted seat/ storage unit.

Living Room

15'2" x 15'11" to bay

The Living Room has a box bay window to the front elevation with four double glazed windows, wood stripped floor, double radiator, feature fireplace, coving to ceiling

Dining Room

13'1" x 10'8"

Large double glazed window, laminate floor, double radiator, two storage cupboards, access to the kitchen

Kitchen

14'9" x 8'1"

The Kitchen has a range of floor and wall units, composite worktops, double glazed lantern light, two timber framed double glazed windows, sink and drainer with mixer tap, gas hob with extractor over, two electric ovens, integrated fridge freezer

WC/ Utility

Low level wc, pedestal wash hand basin with mixer tap, timber framed double glazed window, tiled floor, utility area with plumbing for washing machine, radiator, extractor

First Floor

Landing, double glazed window, radiator

Bedroom One

15'3" max x 15'5" max

Front facing, box bay window with four double glazed windows, window seat, wood stripped floor, radiator

Bedroom Two

13'7" x 10'2"

Rear facing, double glazed window, radiator, wood striped floor, recessed spot lighting

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap, free standing roll top bath with claw feet and mixer tap and shower attachment, part tiled walls, tiled floor, double glazed window, radiator, recessed spot lighting, extractor radiator

Second Floor

Landing, skylight

Bedroom Three

8'8" max x 13'6" max

Rear facing, t-fall roof in part, cupboard with wall mounted gas central heating boiler, radiator, wood stripped floor, recessed spot lighting

Bedroom Four

11'3" max x 9'0" max

Front facing, storage cupboard, wood stripped floor, skylight, recessed spot lighting, radiator

Shower Room

White suite comprising low level wc, pedestal wash hand basin with mixer tap, shower with Rainfall style showerhead and an additional shower attachment, t-fall roof in part, skylight, radiator recessed spot lighting

External

Externally there is a double width block paved driveway and garden whilst to the rear is a courtyard garden with an artificial grass lawn and access to a storeroom in addition to raised borders.

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