



M I C H A E L   H O D G S O N

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# VALEBROOKE AVENUE, SUNDERLAND £165,000

IN NEED OF MODERNISATION - An exciting opportunity to purchase this 4 bed mid terraced house on Valebrooke Avenue in Ashbrooke that offers a discerning purchaser huge potential and must be viewed to be fully appreciated. The property requires a full scheme of modernisation and improvements both internally and externally and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a forecourt and a rear yard with access to the garage. 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. Viewing is highly recommended to fully appreciate the home, location and potential on offer.

Terraced House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

MICHAEL HODGSON  
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Entrance Hall  
Radiator, stairs to the first floor

Living Room  
17'5" to by x 14'11"  
The living room has a bay window with three double glazed window, radiator in the bay.

Dining Room  
The dining room has a parquet style floor, double radiator, double glazed window

Kitchen / Breakfast Room  
18'9" x 10'3"  
The kitchen has a range of floor and wall units, two double glazed windows, radiator, wall mounted gas boiler, door to the rear garden, stainless steel sink and drainer

First Floor  
Landing

Bedroom 1  
13'10" x 13'7"  
Front facing, double glazed bay window, two wardrobes to two alcoves, double radiator

Bedroom 2  
13'5" x 14'3"  
Rear facing, double glazed window, double radiator, two fitted wardrobes to the alcoves

Bedroom 3  
6'7" x 9'10"  
Front facing, double glazed window, radiator

Bedroom 4  
8'2" x 10'7"  
Rear facing, double glazed window, double radiator, exposed wood floor

Bathroom  
Wet room style shower room / bathroom having an electric shower, pedestal basin, bath, two double glazed windows

External  
Externally there is a forecourt and a rear yard with access to the garage

Garage  
single garage that requires significant works

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

FREE VALUATIONS  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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