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VALEBROOKE AVENUE, SUNDERLAND

Offers Over £280,000

This immaculate 3 bedroom terraced house is situated on Valebrooke Avenue in Ashbrooke. 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 briefly comprises of Entrance Vestibule, Inner Hall, Living Room, Dining Room, Sun Room, Kitchen, Utility, Wc and to the First Floor 3 Bedrooms and Family Bathroom. Externally there is a front lawned garden with patio area whilst to the rear there is a paved yard accessed via an electric roller shutter for off street parking, out house for storage and decking area with artificial lawn. The property must be viewed to be fully appreciated.

- | | |
|---------------------------|--------------------------|
| Terrace House | 3 Bedrooms |
| Living Room & Dining Room | Kitchen |
| Sought After Location | Front Garden & Rear Yard |
| Viewing High Recommended | EPC Rating: D |



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Entrance Vestibule

Inner Hall

The Inner Hall has solid wood floor, stairs leading to the first floor, radiator, coving to ceiling, radiator and an cupboard under the stairs.

Living Room

15'9" to bay x 15'6" max

The Living Room has a front facing double glazed bay window, solid wood floor, two radiators, coving to ceiling, feature fireplace with gas fire.

Dining Room

13'10" max x 14'4"

The Dining Room has double glazed French doors leading to the Sun Room, feature fireplace with gas fire, coving to ceiling, radiator and Parquet flooring.

Sun Room

7'11" x 14'0" max

Having double glazed French doors to the rear and double glazed window, two velux style windows, radiator, solid wood floor, opening to:

Kitchen

11'5" max x 14'9" max

The Kitchen has a range of floor and wall units, sink and drainer with mixer tap, tiled splashback, space for free standing fridge/freezer, space for double oven, recessed spot lighting.

Utility

5'10" x 7'0"

Door to the rear, plumbed for washing machine.

WC

Low level wc, wash hand basin, coving to ceiling, radiator.

First Floor

Landing with loft access.

Bedroom 1

13'6" x 13'10"

Front facing bedroom having coving to ceiling, laminate floor, double glazed window and radiator.

Bedroom 2

14'4" max x 13'9" max

Rear facing bedroom having a double glazed window radiator, laminate flooring and storage cupboard.

Bedroom 3

14'5" x 6'11"

Front facing bedroom having laminate floor, double glazed window and radiator.

Bathroom

White suite comprising low level wc, pedestal basin, free standing roll top bath, walk in style shower, recessed spot lighting, tiled floor, two double glazed windows, radiator, coving to ceiling, storage cupboard with wall mounted gas central heating boiler.

Externally

Externally there is a front lawn garden with patio area whilst to the rear there is a paved yard accessed via an electric roller shutter for off street parking, out house for storage and decking area with artificial lawn.

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

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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