



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## BELLE VUE PARK WEST, SUNDERLAND £220,000

REDUCED FOR A QUICK SALE - We are delighted to offer this superb 3 bedroom semi detached bungalow situated on 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 Hall, Living room, Kitchen, 3 Bedrooms and Shower Room. Externally to the front of the property there is a lawned garden and a paved area, side lawned garden and to the rear is a multi level garden with lawn, paved area, access to garage and side gate. This property must be viewing to be fully appreciated. There is NO ONWARD CHAIN INVOLVED with the sale.

Bungalow  
3 Bedrooms  
Garage & Garden  
No Chain Involved

Semi Detached  
Shower Room  
Leasehold  
EPC Rating: D



## BELLE VUE PARK WEST, SUNDERLAND

£220,000

---

### Entrance Hall

The Entrance Hall has a radiator, loft access having wall mounted gas central heating boiler.

### Living Room

14'11" x 11'11"

Front facing Living Room having a double glazed window, radiator, coving to ceiling and wall mounted gas fire.

### Kitchen

13'3" max x 10'0" max

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, two double glazed windows, radiator, door to the rear, integrated dishwasher, integrated oven, electric hob with extractor over.

### Shower Room

Suite comprising of a low level WC, wash hand basin on a vanity unit, wet room style shower, recessed spot lighting, double glazed window, chrome towel radiator

### Bedroom 1

11'8" x 12'2"

Front facing bedroom with double glazed window, radiator

### Bedroom 2

10'5" x 13'10"

Side facing bedroom having a double glazed window, radiator, recessed spot lighting

### Bedroom 3 / Dining Room

10'2" x 10'1"

Rear facing bedroom with double glazed window, radiator, fitted wardrobes with sliding doors, this room is currently being used as a dining room

### Externally

Externally to the front of the property there is a lawned garden and a

paved area, side lawned garden and to the rear is a multi level garden with lawn, paved area, access to garage and side gate

### Garage

Detached style garage accessed via an electric roller shutter

### TENURE

We are advised by the Vendors that the property is Leasehold . Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

### 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.

### 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

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

