



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





MICHAEL HODGSC  
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## VALEBROOKE AVENUE, SUNDERLAND £249,950

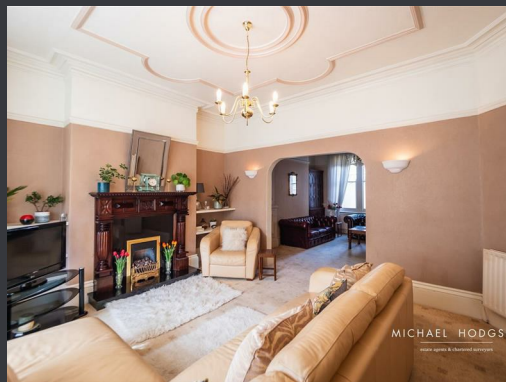
Available with NO ONWARD CHAIN this 4 bedroom terraced house is situated on Valebrooke Avenue in Ashbrooke. Enjoying a much sought after location the property is located within easy reach of local shops, schools and amenities as well as Sunderland City Centre. The generous living accommodation briefly comprises of Entrance Vestibule, Inner Hall, Living Room/ Dining Room, Kitchen, Utility, Rear Passage, Shower Room and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front forecourt with gravelled area and a rear yard access via an electric roller shutter. This property must be viewed.

Terraced House  
Living / Dining Room  
No Onward Chain  
Freehold

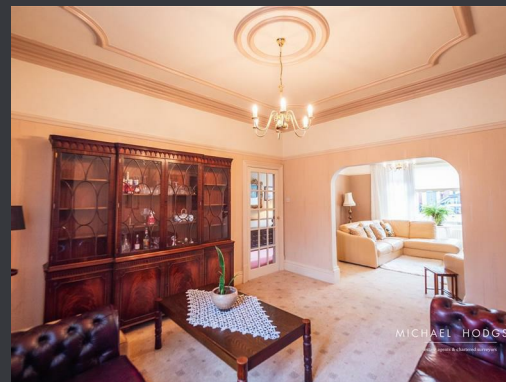
4 Bedrooms  
Sought After Location  
Tax Band C  
EPC Rating D



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### Entrance Vestibule

Entrance Vestibule leading to:

### Inner Hall

The Inner Hall has stairs to the first floor, radiator, coving to ceiling, cupboard under the stairs

### Living Room

467 max x 468 to bay

A front facing Living Room with bay window, 2 radiators, coving to ceiling, feature fire place, opening to the Dining Room.

### Dining Room

14'5" x 12'4"

Rear facing Dining Room having sash style window, radiator, coving to ceiling, built in storage cupboard and display cabinet

### Kitchen

11'1" max x 15'7"

The Kitchen has a range of floor and wall units, granite worktops, sink and drainer with mixer tap, tiled splashback, wall mounted gas central heated boiler, tiled floor, integrated fridge and dishwasher

### Utility

12'11" x 10'9"

Floor and wall units, stainless steel sink and drainer, plumbed for washer

### Rear Passage

Door to the rear

### Shower Room

White suite comprising of a low level WC, wash hand basin on a vanity unit, corner shower, chrome towel radiator, tiled walls, recessed spot lighting

### First Floor

Landing with storage cupboard, radiator,

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, 2 sash style windows, recessed spot lighting, loft access, radiator

### Bedroom 1

14'4" x 12'6"

Rear facing, sash style window, radiator, storage cupboard, fitted wardrobe, coving to ceiling

### Bedroom 2

13'2" x 13'1" max

Front facing, sash style window, radiator, coving to ceiling

### Bedroom 3

11'3" x 6'8"

Rear facing, radiator, sash style window

### Bedroom 4

7'3" x 9'11"

Front facing, sash style window, radiator

### Externally

Externally there is a front forecourt with gravelled area and a rear yard access via an electric roller shutter.

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band C

### 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.

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

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0191 5657000

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

