



MICHAEL HODGSON

estate agents & chartered surveyors



BELLE VUE CRESCENT, SUNDERLAND £275,000

This impressive 3/4 bedroom maisonette situated over 3 floors will not fail to impress all who view. Conveniently located on Belle Vue Crescent which offers superb location for Sunderland City Centre, local shops and amenities as well as excellent transport links. The living accommodation briefly comprises of Entrance Porch, Inner Hall, Living Room/ Kitchen and Bathroom. To the First Floor Bedroom and Living Room. To the Second Floor 2 Bedrooms and Shower Room. Externally there is a front garden with artificial lawn and steps leading to the property, patio area and gravelled boarders whilst to the rear there is a paved courtyard with access to the garage. Viewing of this property is highly recommended.

Maisonette
3/4 Bedrooms
Rear Courtyard
Must Be Viewed

Over 3 Floors
Ground Floor Bathroom
Garage
EPC Rating D



BELLE VUE CRESCENT, SUNDERLAND

£275,000

Entrance Porch

Inner Hall

Stairs to the first floor, 2 radiators, storage cupboards.

Living Room

17'6" to the bay x 16'2" max

The living room has a front facing double glazed bay window, feature fire place with multi fuel stove, radiator, coving to ceiling opening to the kitchen:

Kitchen

14'4" x 14'0"

The kitchen has a range of floor and wall units, space for a cooker, space for fridge/freezer, sink and drainer with mixer tap, integrated dishwasher, double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, wall hung wash hand basin, roll top bath with mixer tap, double glazed window, chrome towel radiator.

First Floor

Landing

Bedroom

14'5" max x 12'10"

Rear facing, double glazed window, radiator, 2 fitted wardrobes, feature fire place

Living Room/Bedroom

21'8" max x 15'1"

Currently used as a living room but could be used as a bedroom having 3 double glazed windows, 2 radiators, provision for a wall mounted tv, modern electric fire, cupboard with wall mounted gas central heated boiler.

Second Floor

Velux style window, storage cupboard

Shower Room

Suite comprising of a low level WC, wash hand basin on a vanity unit, corner shower, t fall roof in part, velux style window, towel radiator.

Bedroom

14'9" max x 12'10" max

Front facing, double glazed window, t fall roof in part with velux style window, recessed spot lighting, radiator.

Bedroom

15'1" max x 12'10" max

Rear facing, double glazed window, t fall roof in part, velux style window, radiator, recessed spot lighting, storage under eaves

Externally

Externally there is a front garden with artificial lawn and steps leading to the property, patio area and gravelled boarders whilst to the rear there is a paved courtyard with access to the garage.

Garage

Accessed via an electric roller shutter.
wall mounted gas central heated boiler

COUNCIL TAX

The Council Tax Band is Band A

TENURE

We are advised by the Vendors that the property is Leasehold. 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

MORTGAGE ADVICE

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M I C H A E L H O D G S O N

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