



MICHAEL HODGSON

estate agents & chartered surveyors

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## BELLE VUE DRIVE, SUNDERLAND

£309,950

A stunning 4 bedroomed end terraced house situated on Belle Vue Drive in the highly sought after Ashbrooke conservation area commanding a superb location providing easy access to well respected schools, amenities in addition to being within easy reach of Sunderland City Centre. The property is accessed via the highly regarded Belle Vue Park which is a beautiful private Victorian Park. Internally the property benefits from contemporary decor whilst retaining many period features and charm. The generous and versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Shower Room / WC and to the First Floor, 4 Bedrooms and a Bathroom. Externally there is a front forecourt and to the rear a paved rear courtyard yard with access to the garage. Viewing of this lovely home is unreservedly recommended to appreciate the home and location on offer.

End Terrace House  
Living Room  
Kitchen  
No Chain Involved

4 Bedrooms  
Dining Room  
Bathroom & Shower Room  
EPC Rating: E

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### Entrance Vestibule

Leading to the inner hall.

### Inner Hall

Mosaic tiled floor, cupboard under the stairs, double glazed window, radiator, door to the rear yard.

### Living Room

19'7" max x 15'10" max

The living room has a bay window to the front elevation incorporating 3 double glazed windows, wood strip floor, double radiator, feature fire with multi fuel stove.

### Dining Room

14'3" x 16'3"

Front facing having a bay window incorporating 3 double glazed windows, wood strip floor, feature fireplace with open fire.

### Kitchen

11'10" max x 13'10" max

The kitchen a range of floor and wall units, double width Belfast sink with mixer tap, wall mounted gas central heated boiler, tiled floor, AGA range cooker with 2 warming plates, 2 double glazed window to the front elevation, 2 electric ovens.

### Shower Room/WC

Modern white suite comprising of a wall hung his and hers wash hand basins with mixer taps sat on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, tiled floor, recessed spot lighting, double glazed window.

### First Floor

Landing, double glazed window with window shutter to the front and rear elevation.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, towel radiator.

### Bedroom 1

16'4" max x 12'8" max

Front facing, double glazed bay window with window shutter, radiator, 2 recessed wardrobes, inset brick fireplace with multi fuel stove sat on a tiled hearth.

### Bedroom 2

13'8" max x 11'11" max

Front facing, double glazed window, range of fitted wardrobes with drawers, radiator, ornate feature fire with tiled hearth, loft access.

### Bedroom 3

15'9" max x 13'8" to the bay

Front facing, double glazed bay window, radiator, range of fitted wardrobes.

### Bedroom 4

7'3" max x 11'5" max

Rear facing, double glazed window, radiator.

### Externally

Externally there is a front forecourt and a rear paved courtyard with access to the garage.

### Garage

Accessed 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

The vendor pays an annual residents communal charge for the upkeep of the gardens etc which it has been advised is circa £360 per annum.

### COUNCIL TAX

The Council Tax Band is Band D.

# M I C H A E L   H O D G S O N

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