



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

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, cooker, 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

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.

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

