



MICHAEL HODGSON

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estate agents & chartered surveyors



ASHBROOKE CRESCENT, SUNDERLAND

£535,000

A rare to the market opportunity to purchase an imposing end terrace property that provides a self contained 5 bed maisonette in addition to a self contained 2 bed flat above situated on Ashbrooke Crescent in Ashbrooke in a much sought after and highly desirable location boasting easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre. The main 5 bed property itself benefits from spacious and generous living accommodation having many period features, offering character with contemporary décor. The internal accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Shower Room / WC, Kitchen / Breakfast Room, Utility, Garden Room / Reception Room and an Additional Ground Floor reception room. To the First Floor there are 5 Bedrooms, 2 with en suites and a Family Bathroom. 5a Ashbrooke Crescent has its own front door leading to the upper floors and provides a Landing, Kitchen / Dining Room, 2 Bedrooms and a Bathroom. Externally there is a front garden plus large mature side garden with a lawn boasting an array of plants, trees and shrubs. To the rear is a garage with an electric roller shutter and an additional single garage, and a yard which provides secure off street parking for additional cars if required. Viewing of this unique opportunity is highly recommended.

5 Bed Maisonette & 2 Bed Flat

Both Self Contained

Sold as a Whole on Two Titles

Exciting Opportunity

Viewing Advised

2 Garages & Gardens

EPC Rating: D & D

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5 Ashbrooke Crescent

A 5 bed maisonette

Entrance Vestibule

Tiled floor in part, lovely half stained glass door leading to;

Inner Hall

An impressive hallway having a window with a window seat set to the side elevation, double radiator, coving to ceiling, parquet floor, stairs leading to the first floor, alarm control panel.

Living Room

20'2" x 19'2" to bay

A generous reception room having 4 single glazed sash style windows to the front elevation, ornate ceiling, exposed wood floor, feature radiator, feature fireplace with log burner, stove, up lighting.

Sitting Room

22'4" max x 18'10"

A versatile reception room having a large double glazed bay window to the rear elevation and an additional high level double glazed stained glass window, exposed wood floor, feature fireplace with tiled surround and hearth with open fire, coving to ceiling, double radiator.

Reception Room/Office

12'9" x 12'0"

Large window in the side elevation over looking the side garden, double radiator

WC / shower room

White suite comprising low level wc, shower with tiled surround, radiator, double glazed window to the side elevation, half wood paneled walls.

Kitchen / Breakfast Room

16'10" max x 14'10" max

The kitchen has a range of floor and wall units, tiled splash back, sink and drainer with mixer tap, tiled floor, glass display cabinet, double radiator, pantry, three double glazed windows.

Utility

The utility has a range of floor and wall units, wall mounted gas central heating boiler, stainless steel sink and drainer, two double glazed windows.

Garden Room

13'1" x 7'10"

A light and airy room having windows to the side elevation overlooking the side garden, door leading to the garden, radiator.

First Floor

Landing, radiator, walk in wardrobe

Bedroom 1

18'9" to bay x 18'11"

The master bedroom has 4 double glazed timber framed glazed sash style windows to the front elevation, coving to ceiling, double radiator, ornate feature fireplace, fitted wardrobe, fitted window seat, freestanding roll top bath with mixer tap and shower attachment.

En Suite

White suite comprising low level wc, wall hung wash hand basins set with tiled splashback, shower with rainfall style shower and tiled surround, timber framed double glazed sash style window. Towel radiator.

Bedroom 2

19'0" x 16'2"

Rear facing, two double glazed windows, ornate feature fireplace, radiator, fitted wardrobes with storage.

En Suite

White suite comprising a low level wc, small bath, double glazed window, radiator

Bedroom 3

20'0" max to bay x 14'7" max

This bedroom has a dual aspect with a double glazed window to the side elevation and a double glazed bay window to the rear elevation, ornate feature fireplace, double radiator, coving to ceiling.

Bedroom 4

12'6" x 12'5"

Large double glazed wall length window, radiator

Bedroom 5

11'10" x 13'1"

Double glazed wall length window, radiator

Bathroom

White suite comprising of his and hers wash hand basins set on vanity units, corner jacuzzi bath, walk in shower with rainfall style shower head and an additional shower attachment, double glazed window, towel radiator, extractor, recessed spot lighting.

Cellar

Accessed via stairs down from the hallway. The cellar is suitable for storage only.

Garage 1

Accessed via a roller shutter

Externally

Externally there is a front garden plus large mature side garden with a lawn boasting an array of plants, trees and shrubs. To the rear is a garage with an electric roller shutter and an additional single garage, and a yard which provides secure off street parking for additional cars if required.

5a Ashbrooke Crescent

Self contained 2 bed flat above no 5

The flat is currently let on an assured shorthand tenancy at a monthly rental of £500, £6,000 per annum. the flat might can be sold as an incoming investment or with vacant possession.

Entrance Hall

Stairs to the first floor, storage cupboard

First Floor

Landing, two timber framed double glazed windows to the side elevation, stairs to the second floor landing

Kitchen / Dining room

30'8" max x 12'2"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, T-fall roof in part, two Velux style windows, electric oven, electric hob, door to private terrace, radiator

Living Room

15'3" x 14'5'0"

Radiator, double glazed window, front facing

Bedroom 1

15'3" x 15'5"

Two timber framed double glazed window, radiator

Bedroom 2

13'1" max x 9'1" max

Rear facing, double glazed window

Bathroom

white suite comprising low level WC, pedestal basin, shower cubicle, towel radiator, part tiled walls, tiled floor, freestanding roll top bath with claw feet and shower attachment

Garage 2

Single garage

COUNCIL TAX

The Council Tax Bands are:

5 Ashbrooke Crescent: E

5a Ashbrooke Crescent: A

TENURE

We are advised by the Vendors that the property is held on the following basis:

5 Ashbrooke Crescent: Freehold

5a Ashbrooke Crescent: Long leasehold for a term of 999 years from 14th October 2000.

Any prospective purchaser should clarify this with their Solicitor

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

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

0191 5657000

www.michaelhodgson.co.uk

