



MICHAEL HODGSON  
for sale  
0201 540000

HOUSE  
and  
FLAT

Blue Badge  
HGV  
Mon-Sat  
8-10am  
7-2pm

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## ASHBROOKE CRESCENT, SUNDERLAND

£535,000

A rare to the market opportunity to purchase an imposing End Terrace House with separate flat as an annex 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 is an annex and 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.

End Terrace House with  
separate flat as an annex

Sold as a Whole on Two Titles

Viewing Advised

EPC Rating: D & D

5 Bed & 2 Bed Flat

Exciting Opportunity

2 Garages & Gardens



# ASHBROOKE CRESCENT, SUNDERLAND

£535,000

## 5 Ashbrooke Crescent

### 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 13'11"

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 annex 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

---

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

