

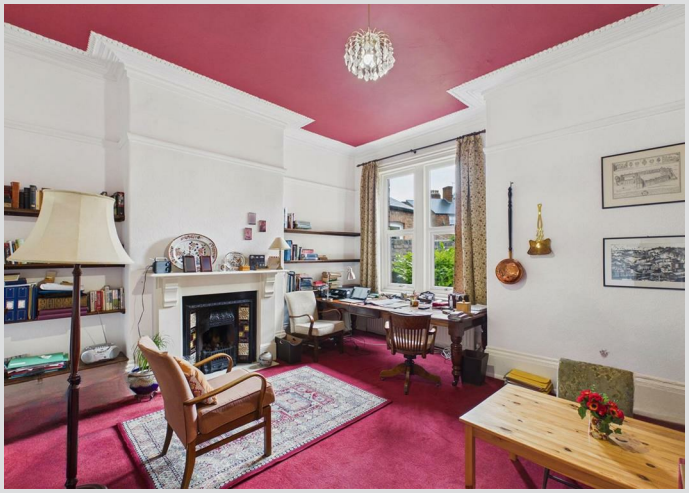
Brookside Gardens, Ashbrooke, Sunderland

Offers over £279,950











A superb four bedroom end terrace home, situated on this sought-after private road in Ashbrooke, enjoying a delightful open aspect to the front. The property retains many appealing period features, including tall ceilings, beautiful fireplaces, deep skirting boards and decorative plasterwork. Internally the attractive accommodation is accessed via an entrance vestibule that leads through to an impressive reception hall with staircase to the first floor. There are two generous receptions rooms, both with feature fireplaces and there is a kitchen / diner, fitted with a range of modern units. Completing the ground floor accommodation is a useful utility area and a cloakroom/wc. On the first floor there is a window providing natural light into the generous landing, there are four bedrooms and a family bathroom/wc. Externally there is a well-maintained town garden to the front whilst to the rear, a pleasant courtyard and a detached garage. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. We highly advise arranging a detailed inspection in order to appreciate the wonderful location, spacious rooms and appealing character features of this charming home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Vestibule
Inner door to hallway.

Reception Hall




Stairs to first floor with storage under and electric wall mounted heater.

Lounge 15'0" x 14'10"

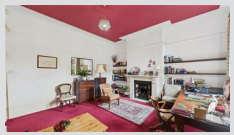




Double glazed bay window to front, decorative coved cornicing, three radiators and feature fireplace.

Sitting Room 16'11" x 16'4"





Double glazed window to rear, radiator and feature fireplace.

Kitchen/Diner 10'7" x 18'6"





Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit. Integrated dishwasher. Space for an oven and fridge freezer. Three double glazed windows to rear, gas fire and door to utility.

Utility



Providing space for washing machine and tumble dryer. Sliding door to WC and door to rear garden.

Ground Floor WC




Low level WC and washbasin, double glazed window to rear and electric wall mounted heater.

Half Landing





Single glazed window and radiator.

First Floor Landing



Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'10" x 14'6"




Double glazed window to rear and radiator.

Bedroom 2 11'7" x 14'6"




Double glazed window to front, radiator and built in wardrobes.

Bedroom 3 7'8" x 10'10"



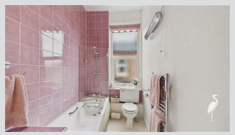
Double glazed window to front and radiator.

Bedroom 4 12'4" x 6'8"



Double glazed window to rear.

Bathroom


Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and double glazed window.

Outside



Externally there is a well-maintained town garden to the front whilst to the rear, a pleasant courtyard and a detached garage.

Garage 12'2" x 18'1"



Access via an electric shutter door. Single glazed windows and wooden door to garden.

Council Tax Band
The Council Tax Band is Band D.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

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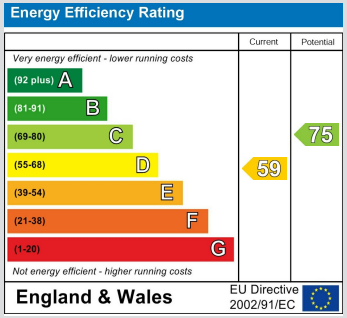
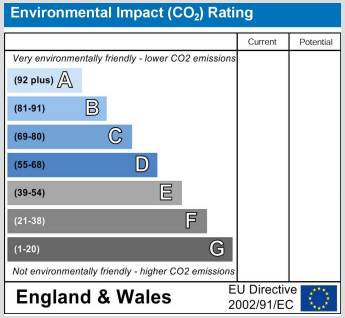
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

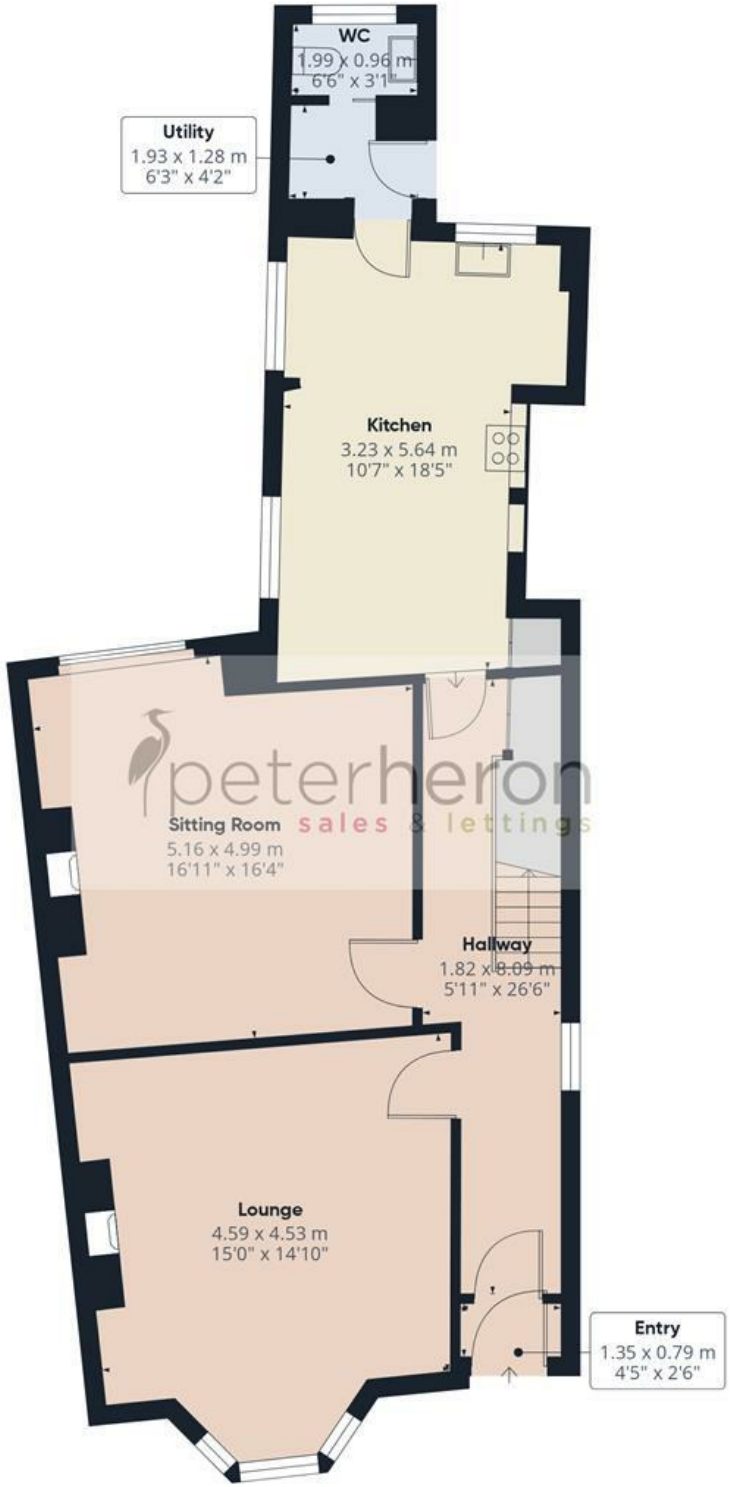
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

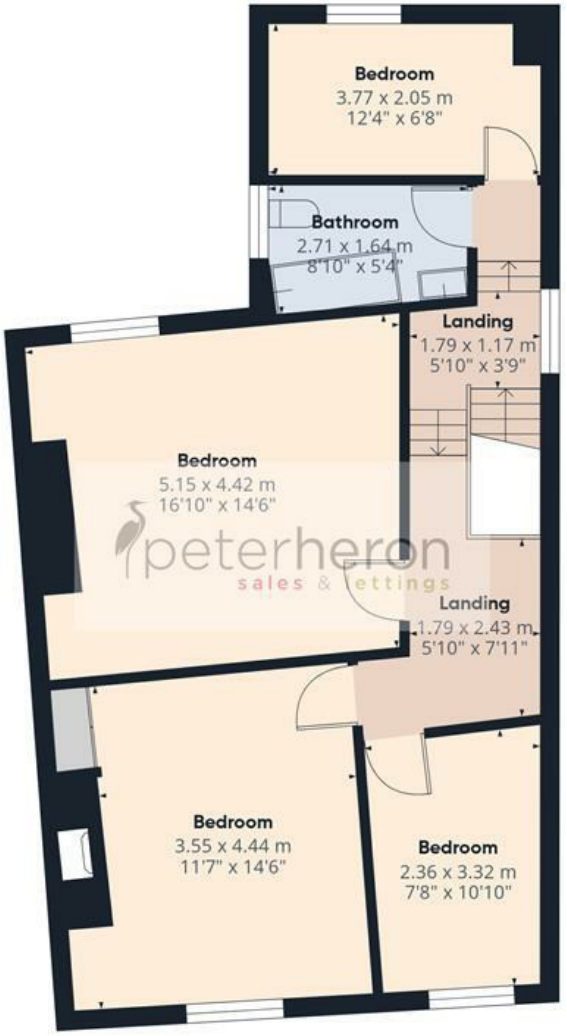








Ground Floor



First Floor Building 1



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Approximate total area(1)

153.2 m²

1647 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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