

The Grove, Ashbrooke, Sunderland

Offers over £289,950











A substantial four bedroom, three storey mid terrace house, recently upgraded and modernised, available with immediate vacant possession and no upper chain involved. Internally the well presented accommodation on the ground floor is accessed via an entrance vestibule, connecting through to an impressive reception hall and there are two generous reception rooms, both with bay windows. There is a 25ft dining kitchen, fitted with an excellent rang of stylish units. On the first floor there are three bedrooms and a wash room/wc whilst to the top floor, there is a modern family bathroom/wc and a contemporary shower room/wc. Externally there is a gravelled garden to the front and a courtyard to the rear with gated access. This location is ideal for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly recommend arranging a detailed inspection to fully appreciate this superb home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double doors.

Entrance Vestibule
Inner Composite door to hall.

Reception Hall



Double radiator, stairs to first floor and stairs to lower hall.

Lounge 15'1" x 14'6"




Double glazed bay window to front and two column radiators.

Dining Room 13'1" x 14'3"




Double glazed bay window to rear and double radiator.

Lower Hall




Double glazed window to rear and two storage cupboards.

Dining Kitchen 9'10" x 25'8"






Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with gas hob and extractor and a dishwasher. Space provided for a fridge freezer, washing machine and tumble dryer. Two double glazed windows and single glazed window to rear. Column radiator and UPVC door to garden.

Half Landing



Double glazed window to rear, stairs to first floor and door to WC.

Separate WC



Low level WC and washbasin, double glazed window.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Stairs continue to the second flooring.

Bedroom 2 13'1" x 14'2"




Double glazed window to rear and double radiator.

Bedroom 3 12'9" x 14'7"




Double glazed window to front and double radiator.

Bedroom 4 6'9" x 10'11"



Double glazed window to front and double radiator.

Half Landing
Door to bathroom.

Bathroom 9'9" x 6'3"





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

Second Floor Landing



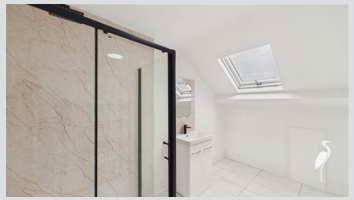
Skylight window and access point to loft.

Principal Bedroom 11'8" x 22'8"




Two double glazed windows to front and rear elevations, built in storage and two double radiators.

Shower Room 6'8" x 11'5"




Washbasin set into vanity unit and walk in dual head waterfall shower cubicle, heated towel rail and skylight window.

MAIN ROOMS AND DIMENSIONS

Outside





Gravelled garden to the front whilst to the rear there is a generous enclosed courtyard with double gates providing off street parking.

Council Tax Band
The Council Tax Band is Band C.

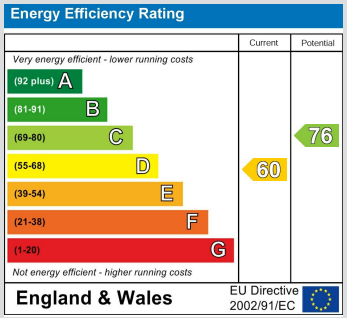
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

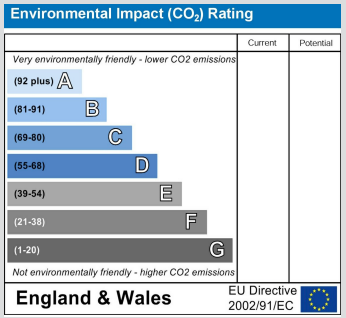
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To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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Approximate total area(1)

181.1 m²

1948 ft²

Reduced headroom

3.7 m²

39 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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