



 peterheron
sales & lettings

 peterheron
sales & lettings

Briery Vale Road, Ashbrooke, Sunderland

£137,500







This recently refurbished three bedroom mid terrace house provides spacious accommodation, an attractive garden to the rear and off street parking. On the ground floor there is an entrance vestibule, hall with staircase to the first floor, two generous reception rooms, modern fitted kitchen and a superb contemporary bathroom/wc, incorporating a shower enclosure. To the first floor there are three bedrooms (photographs awaited). Situated in the ever popular area of Ashbrooke, the property is ideally located for a range of amenities, shops and schools as well as providing excellent links to Sunderland City Centre and transport connections to surrounding areas. We highly recommend viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door

Entrance Vestibule

There is an inner door leading through to the hall.

Hall



With a radiator and staircase to the first floor.

Lounge 15'1" into bay x 14'5"



With a bay to the front with timber frame double glazed sealed unit windows, there is a radiator, decorative fireplace and a picture rail.

Dining Room 13'4" x 12'5"



Timber frame double glazed sealed unit window to the rear and a radiator.

Kitchen 15'7" x 8'6"



Fitted wall and base units with work surface over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker, fridge freezer, slim line dish washer and a washing machine, there is timber frame double glazed sealed unit window, radiator, wall mounted boiler, door to the garden and an internal door to the bathroom.

Bathroom



An impressive contemporary bathroom with a low level WC, wash hand basin set into vanity unit, panel bath and step in shower cubicle with mains fed shower, chrome ladder style radiator, timber frame double glazed sealed unit window and part tiled walls.

First Floor Landing



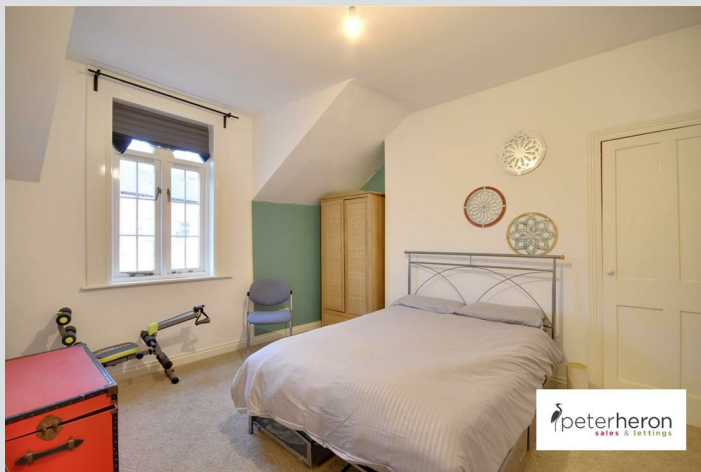
Timber frame double glazed sealed unit window and doors connecting of to the three bedrooms.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'7" x 13'8" max



Timber frame double glazed sealed unit window to the rear, radiator and built in cupboard.

Bedroom 2 13'5" x 11'0"



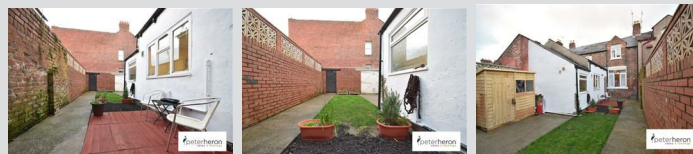
Timber framed double glazed sealed unit window to the front, radiator and built in cupboard.

Bedroom 3 8'10" x 7'10"



Timber frame double glazed sealed unit window to the front and a radiator.

Outside



There is a small town garden to the front whilst to the rear there is an attractive garden with a lawned area, decking and double timber gates providing off street parking if required.

Council Tax Band

The Council Tax Band is Band B

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the

purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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.

Important Notice Part 2

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.

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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

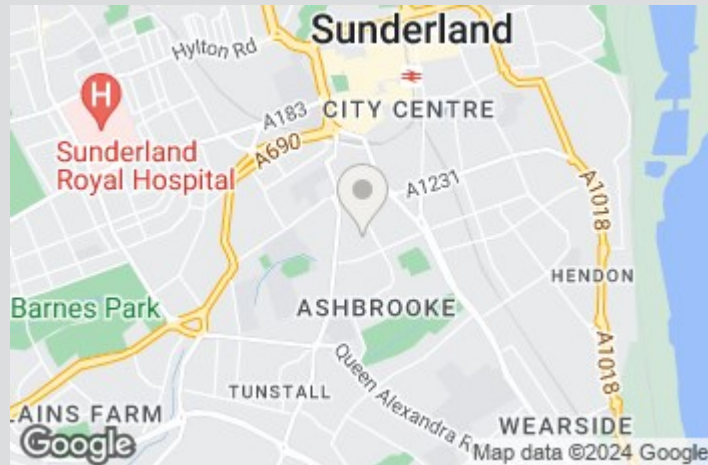
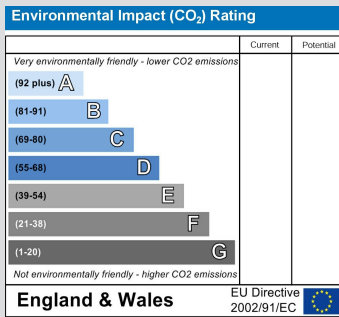
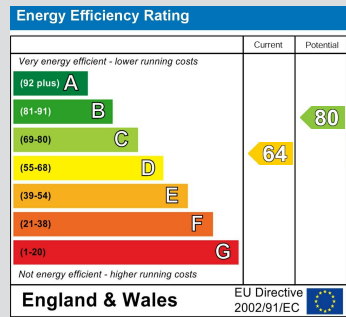
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(68.01 sq.m)



First Floor
Approximate Floor Area
(52.29 sq.m)

