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Carlyon Street, Ashbrooke, Sunderland

£179,950







This stunning three (formerly four) bedroom mid terrace house, has been substantially, yet sympathetically modernised and upgraded to a most impressive standard. Internally the immaculate interior is accessed via an entrance vestibule, connecting through to a superb reception hall, with a beautiful tiled floor, staircase to the first floor and a cloakroom/wc. There are two generous reception rooms, a fabulous modern kitchen and a useful utility. To the first floor there are three bedrooms and an exceptional, luxury bathroom/wc, featuring a free standing bath and walk in shower. Externally there is a small forecourt area to the front and a courtyard to the rear with a roller shutter access door. This location is conveniently placed for local amenities, schools, shopping facilities, access into Sunderland City Centre and transport connections including the Metro system. We highly advise a detailed inspection to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to vestibule.

Entrance Vestibule

Attractive tiled floor with inner door leading through to hallway.

Reception Hall



Impressive hallway with a beautiful tiled floor, period style radiator, part panelled walls and a staircase to the first floor.

Cloakroom/WC



Low level WC and mini washbasin, tiled floor.

Lounge 16'0" into bay x 14'4" into alcove



Double glazed bay window to front, two period style radiators, decorative period fireplace and coving to ceiling.

Dining Room 14'1" x 12'3" into alcove



Double glazed window to rear, radiator and part panelled walls.

Kitchen 12'11" x 7'2"



Impressive kitchen fitted with a range of modern units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, integrated fridge and integrated freezer, tiled floor, tall radiator and double glazed window.

Utility 9'4" x 5'1"



Fitted base units with work surfaces over, space for washing machine, double glazed windows to side and rear, door to rear courtyard and tiled floor.

First Floor Landing



Part panelled walls.

Bedroom 1 13'2" x 9'3"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'1" x 11'1"



Double glazed window to rear and radiator.

Bedroom 3 9'4" x 8'3"



Double glazed window to front and radiator.

Bathroom



Fabulous and generously proportioned luxury bathroom comprising of a low level WC, washbasin and free standing bath and walk in shower with mains shower, tiled floor, part tiled walls, period radiator, two double glazed windows.

Outside



Courtyard to the rear with roller shutter access door.

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.

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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

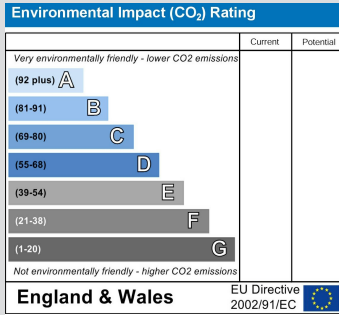
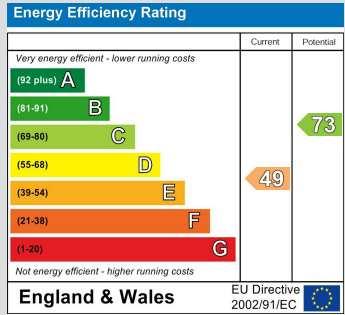
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