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Belle Vue Crescent, Ashbrooke, Sunderland

£135,000







A stunning maisonette, occupying the two upper floors of this beautiful Victorian townhouse, providing spacious accommodation within this sought after area of Ashbrooke. Internally the stylish accommodation is accessed via its own private entrance at raised ground floor level in to a reception hall with a staircase leading up to the main accommodation. There is a generous lounge / dining room and an impressive modern breakfasting kitchen with a feature island. On the top floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is shared courtyard to the rear with a roller shutter access door. This location provides easy access to local amenities as well as offering convenient access into the City Centre and transport connections. The property benefits from gas central heating to radiators. We highly advise viewing to fully appreciate the space and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door at raised ground floor level to

## Entrance Vestibule

Inner door leading through to

## Reception Hall



Spacious reception hall with staircase leading up to the first floor.

## Half Landing

Radiator, timber framed single glazed window, and a door to the rear porch.

## Rear Porch

Single glazed door to the rear, steps that lead down to the communal yard.

## First Floor Landing



Doors leading off to the lounge and breakfasting kitchen. The staircase continues to the top floor.

## Lounge/Diner 15'1" x 11'8" + 10'11" x 7'5"



This generously proportioned room has three UPVC double glazed windows to the front, a radiator, feature fireplace with living flame effect gas fire and attractive cabinets fitted into the alcoves.

## Breakfasting Kitchen 10'11" x 13'6"



Fitted with an excellent range of contemporary wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and an electric hob with extractor over, space has been provided for the inclusion of a fridge freezer, there is a feature island with matching units and work surface that incorporates a breakfast bar, there is a UPVC double glazed window to the rear, a radiator, tiled floor and the boiler is concealed behind a matching frontend kitchen unit.

## Top Floor Landing



Velux window providing natural light and doors leading off to the two bedrooms and bathroom.

## Bedroom 1 13'9" x 12'5"



Double glazed window to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 14'4" x 10'2" not inc fitted robes



Double glazed window to the rear, radiator and fitted sliding doors wardrobes.

## Bathroom



Contemporary suite with low level WC, wash hand basin set into vanity unit and panel bath with mains fed shower over, there are tiled walls and floor, feature radiator and a double glazed window.

## Outside



There is a courtyard to the rear of the property that is shared with the lower floor flat, and has a roller shutter access door.

## Tenure

We have been advised by the Vendors that the property has a Tyneside style lease. There is no ground rent or service charges to pay.

## Council TaxBand

The Council Tax is Band B.

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## Opening Times

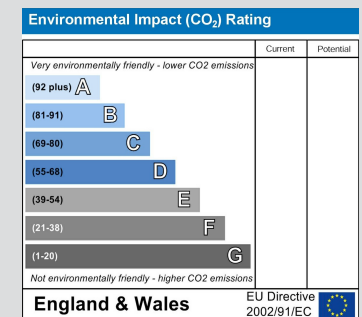
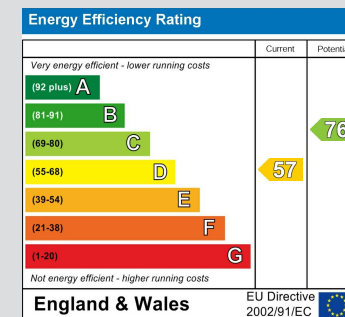
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Ombudsman

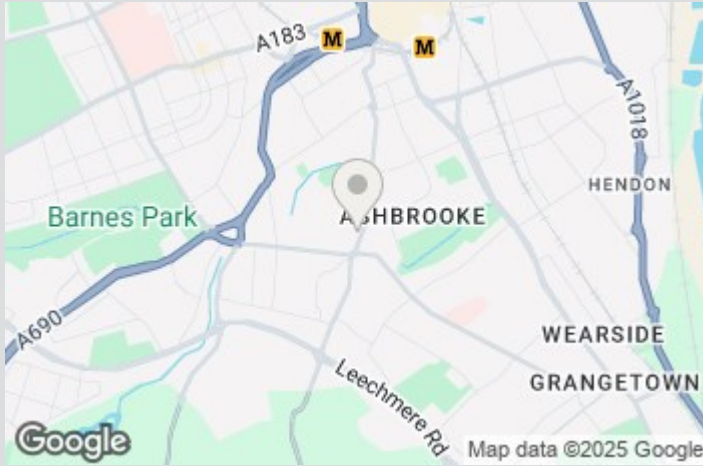
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