



Briery Vale Road, Ashbrooke, Sunderland

£97,000







A stunning mid terrace cottage, providing spacious and immaculate accommodation all on one level within this sought-after area of Ashbrooke. Internally briefly comprising of an entrance vestibule, hall, generous lounge, a superb contemporary 21ft breakfasting kitchen with integrated appliances, a modern bathroom/wc and a large double bedroom with a bay window. Externally there is a forecourt to the front whilst to the rear there is an attractive courtyard and covered storage area. Benefits of the property include gas central heating and UPVC double glazing. This convenient location provides easy access to local amenities, as well as providing good links into Sunderland City Centre and transport connections to surrounding areas. Early viewing is recommended to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door to hall.

Hallway



Built in cupboard and radiator.

Lounge 14'2" x 13'6"



Double glazed door to rear courtyard and radiator.

Kitchen 15'1" x 6'7"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances including an electric oven, gas hob with extractor over, fridge and freezer. Space has been provided for a

washing machine. Two double glazed windows, radiator, the boiler is concealed within a kitchen unit. Access to rear lobby.

Rear Lobby

Double glazed door leading through to the covered store area. Internal door to bathroom.

Bathroom



Low level WC, pedestal wash basin and panel bath with mains shower over, radiator, tiled floor and double glazed window.

Bedroom 1 (front) 16'0" into bay x 12'7" into alcove



Double glazed bay window to front radiator.

Outside



For3ecourt to front. Attractive courtyard with covered storage area which can be accessed from the rear lobby. Gate leading into the rear lane.

Council Tax Band

The Council Tax Band is Band A.

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

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

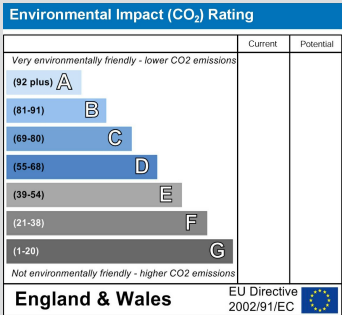
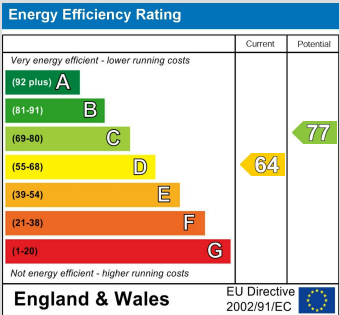
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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Approximate total area⁽¹⁾
59.5 m²

(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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