



**Belle Vue Park, Ashbrooke, Sunderland, SR2 7SA**

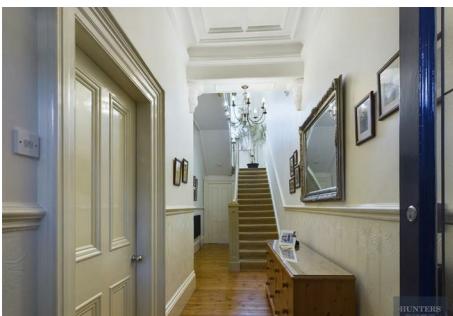
**Asking Price £350,000**

# Belle Vue Park, Ashbrooke, Sunderland, SR2 7SA

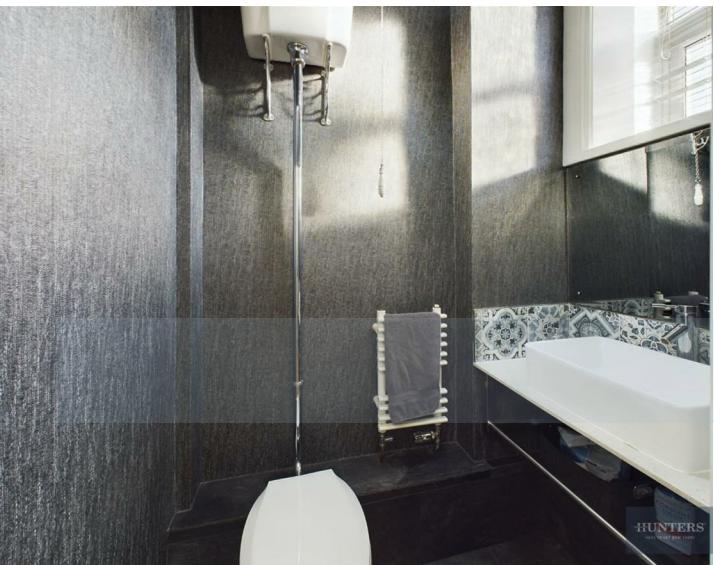


PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* PERIOD FOUR BED TERRACE \* DETACHED GARAGE \* FORMALLY SIX BEDROOM \* SUPERBLY RESTORED \* COUNCIL TAX BAND - D \* EPC RATING - D \*

Nestled in the picturesque Belle Vue Park area of Sunderland, this remarkable three-floor terraced house offers a delightful blend of classic charm & modern amenities. Upon entering, you are greeted by a grand hallway that sets an elegant tone for the home. The spacious lounge is a true highlight, featuring a beautifully restored brick fireplace with a multi-fuel fire, creating a warm & inviting atmosphere perfect for relaxation. Adjoining the lounge is a delightful dining area, complete with an open fireplace and patio doors that lead to a charming courtyard, ideal for enjoying the fresh air. The unique kitchen is another standout feature, boasting a comfortable lounge area with a multi-fuel fire and charming beams that add character. Velux windows flood the kitchen with natural light, while a concealed utility area behind bi-fold doors enhances practicality. On the first floor, you will discover two bespoke double bedrooms, each thoughtfully designed with built-in wardrobes and shelving. A luxurious freestanding fire earth bath awaits, providing a perfect retreat for relaxation. The upper floor features a modern recently refurbished shower room and an additional double bedroom, complemented by a study that offers stunning views from a tranquil window seat. This versatile space is ideal for working from home or can serve as an extra bedroom. Formerly a six-bedroom property, it is situated within a private park for residents, delivering a community feel. Local schools & amenities are conveniently close, making it an excellent choice for families. The vendors have ensured peace of mind with recent updates, including a renewed garage roof, replaced combi boiler, & checks on the chimney & main roof. With its harmonious blend of heritage and contemporary living, this exceptional residence is a must see.



# Belle Vue Park, Ashbrooke, Sunderland, SR2 7SA



**ENTRY**  
4'10" x 3'5"

**HALLWAY**  
7'0" x 27'1"

**LIVING ROOM**  
17'7" x 14'10"

**DINING ROOM**  
15'8" x 14'1"

**KITCHEN**  
11'0" x 10'0"

**KITCHEN LIVING AREA**  
11'0" x 14'8"

**BEDROOM 1**  
14'1" x 14'11"

**BEDROOM 2**  
14'6" x 14'2"

**HALLWAY**  
7'6" x 18'10"

**WC**  
3'6" x 5'4"

**BEDROOM 3**  
21'10" x 11'10"

**BEDROOM 4**  
14'7" x 10'8"

**BATHROOM**  
10'2" x 6'2"



### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

