



Brookside Gardens, Ashbrooke, Sunderland, Tyne & Wear, SR2

£375,000



Brookside Gardens, Ashbrooke, Sunderland, Tyne & Wear, SR2 7RJ

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * CHARMING PERIOD HOME * IMMACULATE AND SPACIOUS THROUGHOUT * PRIVATE GARDENS * OFF STREET PARKING TO REAR * FIVE BEDROOMS * SOUGHT AFTER LOCATION * CLOSE TO AMENITIES & TRANSPORT LINKS * RARE TO MARKET * COUNCIL TAX BAND - D * EPC - D *

Nestled within the charming Brookside Gardens in Ashbrooke, Sunderland, this immaculately presented 5 bedroom mid-terrace house is a true gem. Situated in the Ashbrooke Conservation area on a private road, this property offers a tranquil setting with picturesque views over private gardens.

Upon entering, you are greeted by an inviting Entrance Porch leading to a spacious Entrance Hall with elegant features such as coving to the ceiling and a tiled floor. The generous living space includes a beautifully designed Living Room/ Dining Room with a brick fireplace and French doors leading to the rear garden, creating a perfect blend of comfort and style.

The kitchen boasts a range of modern amenities including integrated appliances, a central island, and an impressive vaulted ceiling with exposed brick.

Spread over three floors, this house offers ample space throughout and also benefits from double glazing, gas central heating, and a cellar for additional storage.

Externally, the front lawned garden and rear paved yard with off-street parking provide convenience and outdoor space for relaxation. Additionally, a stunning private landscaped garden opposite the property adds to the charm of this delightful home.

This property is a rare find, meticulously modernised and extended to offer a blend of traditional charm and contemporary living. With its prime location and stunning features, viewing is highly recommended to fully appreciate the beauty and potential this home has to offer.







Viewings

Please contact 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.