



## 2 bed terraced house to buy in

Briery Vale Road, Ashbrooke, Sunderland,  
Tyne and Wear, SR2 7HD

# £165,000

 x2  x1  x1

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ TWO BEDROOM COTTAGE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM COTTAGE | GAS CENTRAL HEATING | DOUBLE GLAZED | KITCHEN/DINER | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this beautifully presented two bedroom cottage on the popular Briery Vale Road, Ashbrooke. Benefiting from gas central heating and double glazing the property has the added benefit of a large kitchen diner and separate utility room as well and a master bedroom and en-suite to the first floor.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge, bedroom two and kitchen/diner, stairs to the first floor landing. The utility room leads from the kitchen and on to the bathroom. To the first floor landing lie a master bedroom with en-suite shower room.

Externally a private yard lies to the rear with an electric roller shutter doors providing off street parking.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £165,000

Property Type: Terraced House

Parking: Permit Parking, Residents

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## **Entrance**

Composite door to the entrance hallway with doors to the lounge, bedroom two and kitchen/diner, stairs to the first floor landing.

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## **Lounge**

Double glazed bay window to the front and central heating radiator. Feature fire surround and finished with laminated flooring.

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## **Kitchen/ diner**

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood.

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## **Utility room**

Plumbed for automatic washing machine.

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## **Bathroom**

Comprising low level w.c., roll top bath, shower cubicle with mains operated shower and wash basin. Double glazed window to the side and central heating radiator.

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## **Bedroom Two**

Double glazed window to the rear and central heating radiator.

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## **Master Bedroom**

Two double glazed Velux windows to the front and central heating radiator. Built in storage cupboards and door to the en-suite.

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## **En-suite**

Comprising low level w.c., wash basin and shower cubicle.

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## **External**

A private yard lies to the rear.

Approx Gross Internal Area  
107 sq m / 1148 sq ft



Ground Floor  
Approx 76 sq m / 817 sq ft

First Floor  
Approx 31 sq m / 331 sq ft

Denotes head height below 1.9m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Briery Vale Road, Ashbrooke, Sunderland, Tyne and Wear, SR2 7HD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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