



MICHAEL HODGSON

estate agents & chartered surveyors



ASHDALE COURT, SUNDERLAND

£220,000

A fantastic opportunity to purchase a substantial 3 storey 3 bed town house situated fronting Roker Baths Road within the Ashdale Court development that is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated. The property has been modernised and improved by the current owners and offers versatile living space arranged over 3 floors benefiting from double glazing, a superb recently fitted kitchen with granite worktops and integrated appliances plus many extras of note. Internally the accommodation briefly comprises of: Entrance Hall, Kitchen / Dining / Family Room, Utility, WC and to the First Floor, Landing, Living Room, Bathroom, Bedroom 3 and to the Second Floor, Landing Master Bedroom with En Suite and Bedroom 2. Externally there is a front paved and gravelled garden and to the rear a garden with decking and raised gravelled / paved area in addition to access to the garage to the rear. The property is ideally located to provide easy access to the sea front, beaches and coastline in addition to local schools, shops and amenities. Viewing is highly recommended.

Town House

3 Bedrooms

Living Room

Kitchen / Dining / Family Room

Over 3 Floors

Bathroom & En Suite

Garage & Gardens

EPC Rating: C



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Entrance Hall

Radiator with cover, alarm control panel, tiled floor, cupboard under stairs, stairs to the first floor.

Kitchen / Dining / Family Room

9'8" x 29'5"

A fantastic open plan kitchen/ dining/ family room having a double glazed bay window to the front elevation incorporating three double glazed widows, recessed spot lightning, double glazed french doors leading to the rear elevation, luxury vinyl flooring with under floor heating, provision for a wall mounted tv.

The kitchen has a range of white gloss floor and wall units, granite worktops with matching splashback, electric induction hob with extractor over, sink and drainer with mixer tap, electric oven, integrated microwave, fridge, freezer and dishwasher.

Utility

5'3" x 5'5"

The utility has a range of floor units, granite worktops with matching splashback.

WC

White suite comprising low level wc, wash hand basin with mixer tap set on vanity, recessed spot lighting.

First Floor

Landing

Living Room

15'7" max x 13'5" to bay

The living room has a bay window to the front elevation with three double glazed windows and a additional double glazed window, double radiator.

Bedroom 3

8'7" x 15'3"

Rear facing, two double glazed windows, radiator.

Bathroom

White suite comprising low level wc, pedestal basin, bath with mixer tap and shower attachment over with tiled surround, chrome towel radiator, extractor, tiled floor.

Second Floor

Landing, storage cupboard.

Bedroom 1

10'10" x 15'4"

Front facing, two double glazed windows.

En Suite

White suite comprising low level wc, pedestal basin with mixer tap, shower with electric shower over and tiled surround, chrome towel radiator, extractor.

Bedroom 2

15'3" x 8'9"

Rear facing, two double glazed windows.

Externally

Externally there is a front paved and gravelled garden and to the rear a garden with decking and raised gravelled / paved area in addition to access to the garage to the rear.

Garage

Single garage in a separate block to the rear of the property.

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