



## Belle Vue Road, Ashbrooke, SR2 7SQ

**Offers In Excess Of  
£80,000**

A unique opportunity to acquire this spacious, bright and airy, one bedroom garden apartment.

Belle Vue Road is superbly located within the centre of the Ashbrooke Conservation Area, being within walking distance of an excellent range of local every day amenities, park, pubs and restaurants whilst being only 1000m from the Park Lane Interchange and City Centre.

Internally the accommodation briefly comprises of communal hall, inner hall, front bedroom with bay window, lounge with feature fireplace, large kitchen/breakfasting room, house bathroom. Externally the property benefits from south facing private, easy to maintain town garden. **\*\*PLEASE NOTE :VENDOR ADVISES US THERE ARE NO SERVICE CHARGES ON THIS PROPERTY\*\***



# Belle Vue Road, Sunderland, SR2 7SQ

## Hall

## Bedroom

14'8" x 15'8" max measurements (4.49m x 4.80m max measurements )



Bay window to front.

## Lounge

14'5" x 16'7" (4.40m x 5.05m)



Feature fireplace.

## Kitchen/ Breakfasting Room

17'0" x 8'1" (5.19m x 2.46m)



A range of fitted base & eye level units, co-ordinate worktops, plumbing for appliances.

## Bathroom



# Belle Vue Road, Sunderland, SR2 7SQ

## Externally



## Street Scene



# Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)

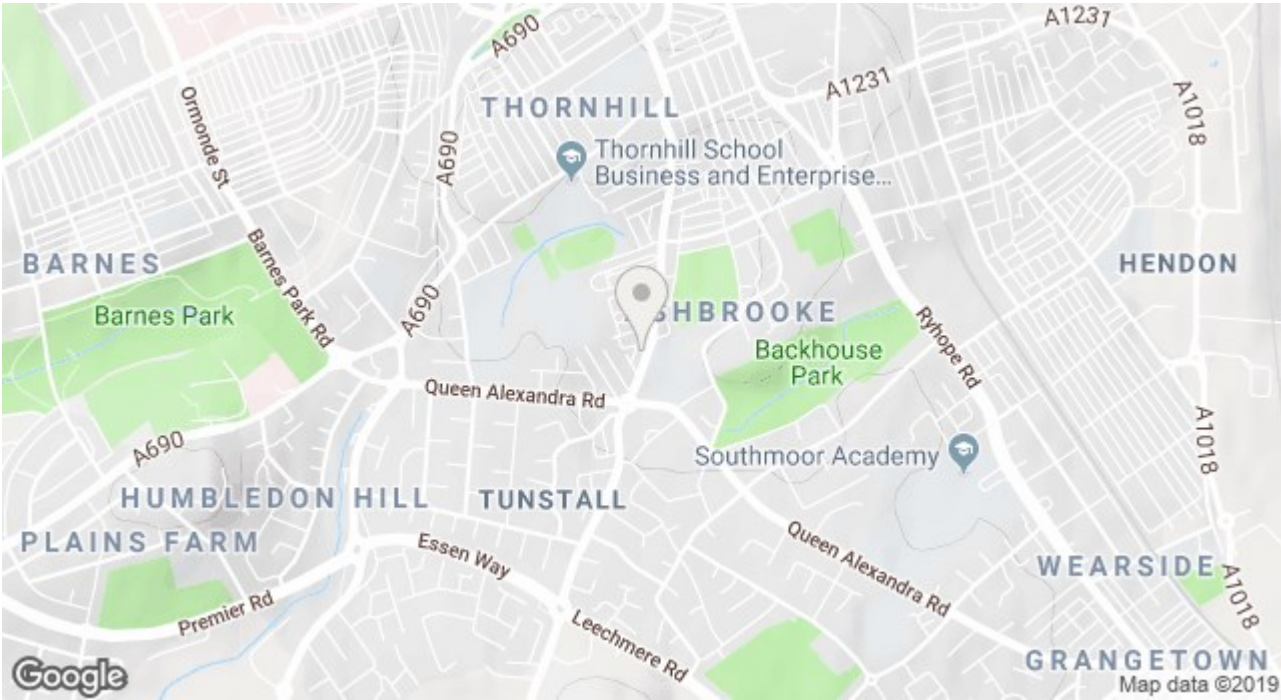
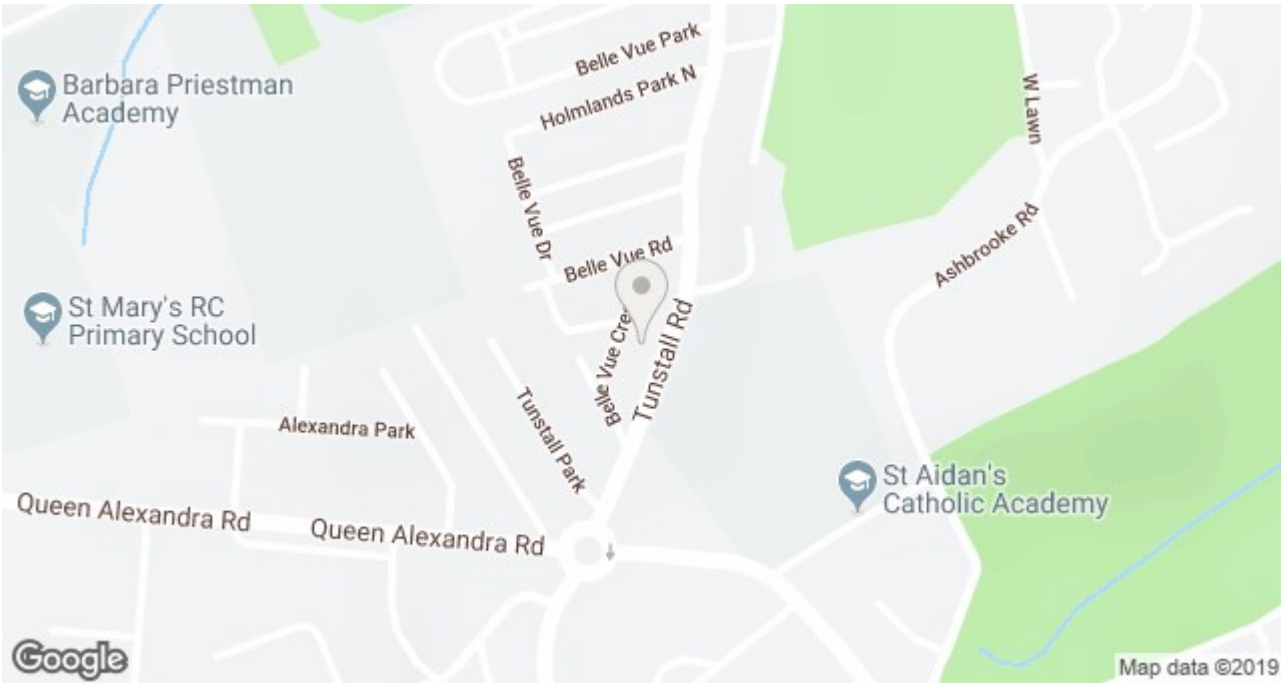


Total area: approx. 62.9 sq. metres (676.7 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.  
Plan produced using PlanUp.



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



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		62	62
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	55
EU Directive 2002/91/EC			