

Humbledon View, Ashbrooke, Sunderland £329,950











Offered for sale with no onward chain, this impressive five-bedroom, three-storey mid-terrace home has been extensively enhanced to a superb specification, successfully combining contemporary living with an abundance of period charm and character. The spacious and flexible layout also offers excellent potential to create up to seven bedrooms, making it ideal for larger families. Accessed via an entrance vestibule, connecting through to a superb reception hall with decorative plasterwork to the ceiling and a grand staircase to the first floor. There are two spacious reception rooms and a fabulous kitchen / diner, fitted with an excellent range of modern units that connects through to a delightful conservatory. Completing the ground floor is a useful cloakroom/wc. On the first floor there are two wash room/wc's, a study and three bedrooms, one featuring an en-suite bathroom/wc whilst to the top floor there are two further bedrooms, a contemporary shower room/wc and a versatile room, currently utilised as a laundry room. Externally there is a beautiful, mature garden to the front and an attractive courtyard to the rear with a remote control roller shutter access door, providing off street parking if required. The property also benefits from a single garage and a cellar, providing additional storage space. Situated within the Ashbrooke Conservation area, the property is ideally located for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly advise arranging a viewing to fully appreciate the character, space and versatility this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Vestibule
Timber/glazed door to hallway.

Reception Hall





Decorative architraving, coved cornicing and delft racks, staircase to the first floor and double radiator. Steps down to kitchen.

Lounge 14'8" x 17'7"





Bay window to the front, feature electric fireplace with tiled insert, surround and hearth, and double radiator.

Sitting Room 14'1" x 15'9"





Double glazed windows to the rear, decorative coved cornicing, radiator and feature gas fire with tiled insert and hearth (decorative only).

Inner Hall
Storage cupboard. Door to cellar.

Cellar 14'10" x 17'5" plus 8'4" x 15'6"
A deceptively spacious area, providing additional storage space.

Ground Floor WC



Low level WC and washbasin set into vanity unit, single glazed window.

Kitchen / Diner 22'3" x 11'0"







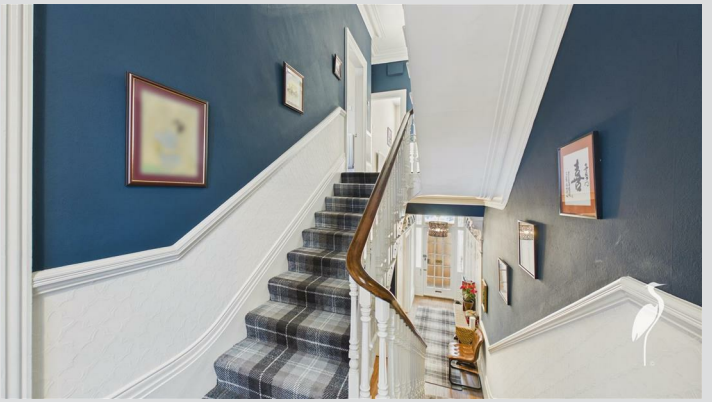
Fitted with a range of modern wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit with mixer tap, breakfast bar. Integrated double oven and gas hob with extractor hood and dishwasher. Space for fridge freezer has been provided. Wall mounted boiler concealed behind matching kitchen unit. Two single glazed windows to the side, radiator and tiled splashback. Storage cupboard. Door to conservatory.

Conservatory 8'5" x 6'11"




Double glazed windows to the front and side, and double glazed door into the rear courtyard. Note: light fittings will not be included.

Half Landing



Storage cupboard.

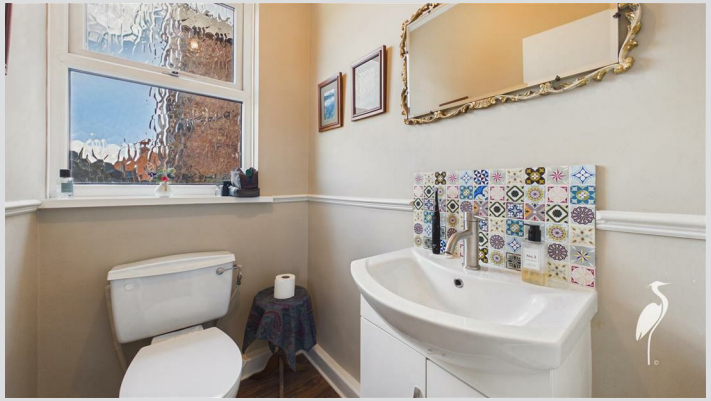
MAIN ROOMS AND DIMENSIONS

Washroom/wc



Low level WC and washbasin, double glazed window to side.

Washroom/wc



Low level WC and washbasin, double glazed window to side.

Bedroom 3 11'7" x 11'1"




Currently utilised as a dressing room with a double glazed window to the side, radiator and opens through to en-suite.

En-Suite Bathroom





Pedestal washbasin, bath and walk in shower cubicle, part UPVC lined walls and part tiled floor, radiator and double glazed window to the rear.

First Floor Landing
Storage cupboard and staircase continues to the second floor.

Bedroom 1 14'4" x 14'7"



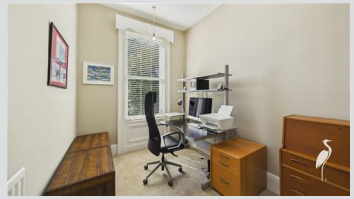

Double glazed window to the rear, attractive feature fireplace, storage cupboard and radiator.

Bedroom 2 15'1" x 14'11"




Two single glazed windows to the front, attractive feature fireplace, radiator and fitted wardrobes.

Study 11'6" x 8'2"

Single glazed window to the front and radiator.

Half Landing

Shower Room




Low level WC, washbasin and shower cubicle with overhead shower, UPVC lined walls, radiator and double glazed window to the side.

Second Floor Landing
Storage cupboard and Velux window.

MAIN ROOMS AND DIMENSIONS

Bedroom 4 15'6" x 14'10"




Double glazed window to the front and radiator.

Bedroom 5 12'4" x 7'0"




Double glazed window to the front and radiator.

Laundry Room 11'2" x 14'9"




Versatile room with fitted base units with work surface over incorporating stainless steel sink and drainer, space for washing machine, tumble dryer and fridge freezer, storage cupboards, double glazed windows to the rear and radiator.

Outside



Beautiful mature garden to the front, mainly laid to lawn with established shrubs and plants. Low maintenance courtyard to the rear with roller shutter access door providing off street parking. Please note that the pergola shown, can potentially be available by separate negotiation. Door to garage.

Garage 16'9" x 8'7"

We have been advised by our client that planning permission has been granted for demolition of existing rear garage. Rebuilding of rear boundary wall to improve vehicular access, with new roller shutter door. New uPVC windows to front elevation dormer at second floor level, and rear elevation at ground floor level. Reference 23/02634/FUL

New Roof





The vendor advises that the roof was replaced in 2024. This information has not been verified by the agent, and purchasers are advised to seek confirmation through their solicitor as part of the conveyancing process.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

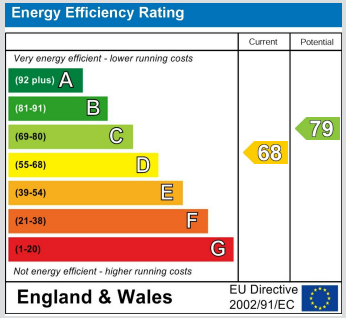
Fawcett Street Viewings

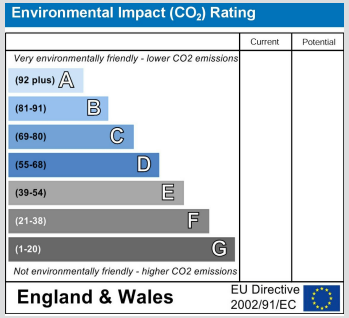
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

MAIN ROOMS AND DIMENSIONS

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







peterheron
sales & lettings



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate total area(1)

309.3 m²

3327 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

E
N
S
W