



1 Bedrooms

Amenities On Doorstep! This spacious one bedroom apartment, in the highly popular area of Belle Vue Road, Ashbrook, Sunderland, is welcomed to the sales market by Jill Moore Sales & Lettings. Benefitting from good room sizes throughout, this property is the perfect opportunity for someone to put their own stamp on the property or a great investment opportunity also.

11a Belle Vue Road, Ashbrooke, Sunderland, Tyne and Wear, SR2 7SQ

Asking Price:

£0

EPC Rating: D



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Entrance Hall Enter through doorway into welcoming hallway with stairs leading to first floor and neutral walls.

Bedroom The spacious double bedroom is filled with natural light from the large double glazed window and offers neutral walls, carpet flooring and radiator.

Kitchen The kitchen space is complete with large double glazed window looking out over the front aspect of the property, neutral walls and radiator. Neutral base and wall units provide ample storage space.

Bathroom The good-sized bathroom offers shower over bath, hand wash basin, w/c and radiator.



For additional information and full photo gallery please visit

www.jillmooresalesandlettings.co.uk



Location The property is found on Belle Vue Road, a highly popular and quiet area of Ashbrook, Sunderland providing a range of amenities on the doorstep. These include shops, pubs/restaurants and the city center of Sunderland. The property also features great commuting links being close to major roads leading into other large cities such as Newcastle and/or Durham. The property features great public transport links too, being close to a major bus route.

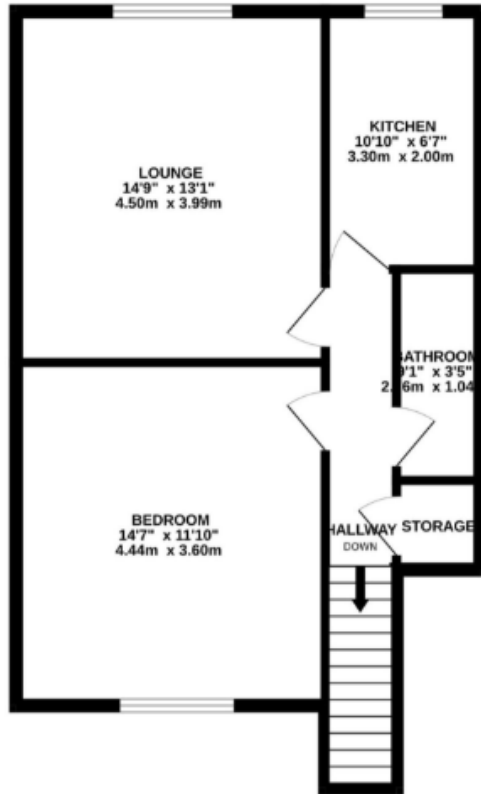


Disclaimer DISCLAIMER

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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