



5 bed semi-detached house to buy in SR2

Belle Vue Drive, Ashbrooke, Sunderland,
Tyne and Wear, SR2 7SF

£325,000 Starting Bid

 x 5  x 1  x 2

Tenure

Freehold

Property features

- ✓ Offered via on line Auction
- ✓ 5 bedroom family home
- ✓ Incredibly desirable location
- ✓ Rare to market
- ✓ EPC Rating D

Double Garage parking

Key Information

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

Description

Refurb Project - Five Bedrooms - Detached Double Garage

Pattinson Estate Agents are delighted to bring to the market a truly exceptional and rare addition to the Sunderland property market. Situated at Belle Vue Drive, this substantial property presents a once-in-a-generation opportunity to acquire a grand family home in one of the city's most prestigious and tightly held residential enclaves.

Available with no onward chain, the property is being sold via our Secure Sale online bidding platform, making it an unmissable prospect for visionary buyers and premium developers alike.

Positioned within the highly sought-after Ashbrooke Conservation Area, Belle Vue Drive represents the pinnacle of exclusive living. This private, peaceful community offers unmatched tranquillity and seclusion, hidden away from the bustle of the city, yet remaining within easy walking distance of Sunderland's finest independent schools, local boutiques, and excellent transport links.

Properties in this immediate private development rarely change hands, making this an incredibly scarce and lucrative opening to join an elite neighbourhood.

The property itself boasts a generous layout featuring five spacious bedrooms and two large reception rooms, offering an incredible footprint with immense potential. The house is ready for a complete updating and modernization program, making it a perfect blank canvas.

The two expansive reception rooms provide flexible living spaces ideal for formal entertaining and everyday family life, while the five upper-floor bedrooms offer the scale and versatility required to create a stunning, high-end bespoke luxury residence.

Externally, the property continues to impress with features that are highly uncommon for the area. A major highlight is the large detached double garage, providing secure off-street parking for multiple vehicles or excellent potential for a home workshop. Beyond this lies a vast rear garden, offering a sprawling private oasis. This substantial outdoor space provides the ultimate backdrop for grand-scale landscaping, family recreation, or potential property extensions, subject to obtaining the necessary planning permissions.

Early viewing is highly recommended to fully appreciate the sheer scale, prestigious location, and immense transformation potential on offer.

Contact the Pattinson Sunderland Team today to register your interest, review the legal pack, and arrange your internal inspection.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £325,000

Property Type: Semi-detached house

Parking: Double Garage, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



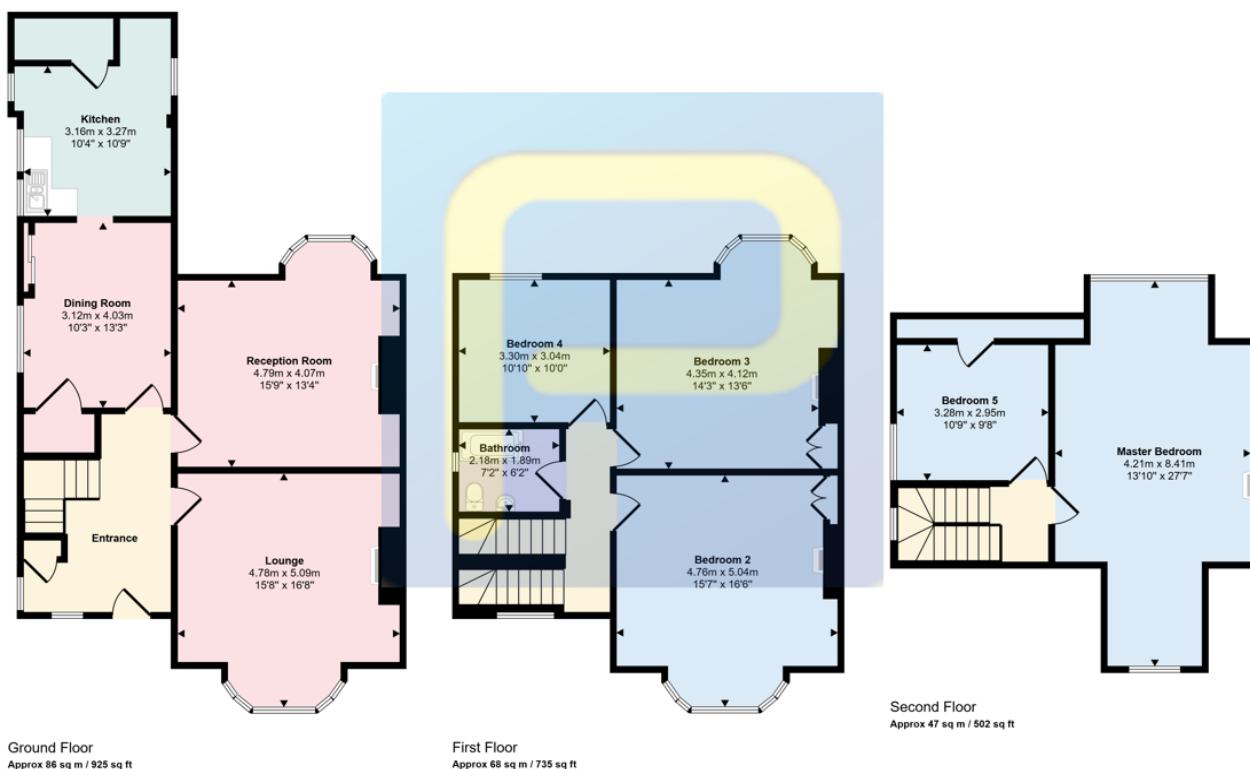
Bedroom 5



Bathroom



Approx Gross Internal Area
201 sq m / 2162 sq ft



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. Icons of 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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