



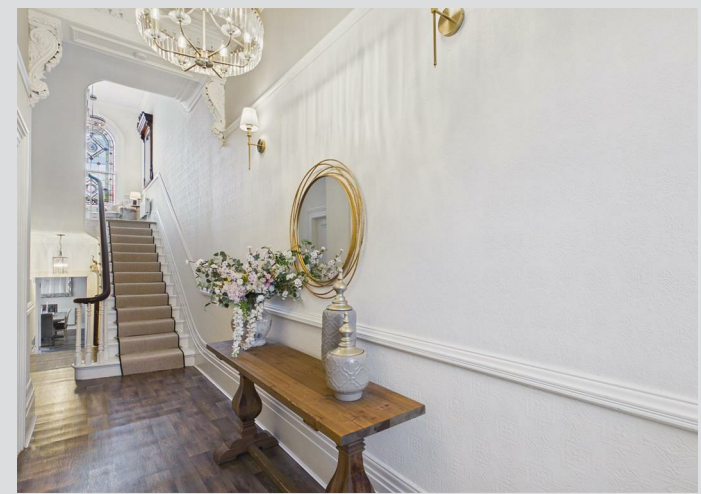
 peter heron
sales & lettings

The Oaks, Ashbrooke, Sunderland

Offers over £349,950







Sympathetically restored and modernised, this substantial six bedroom Grade II Listed terrace house provides an exceptional standard of accommodation. The property has been tastefully updated whilst retaining a wealth of character features with deep skirting boards, decorative cornicing and plasterwork as well as beautiful fireplaces. Internally the stylish accommodation on the ground floor includes an impressive reception hall with a grand staircase to the first floor, two main reception rooms, both with bay windows and a separate dining room that connects through to an attractive breakfasting kitchen. Completing the ground floor is a useful modern bathroom/wc. To the half landing there is a magnificent, feature stained and leaded glass window and a wash room/wc, moving up to the first floor there are three bedrooms. At the next half landing is a contemporary shower room/wc and to the top floor there are three further bedrooms. Externally there is a delightful garden to the front and to the rear a courtyard, along with a large garage with an electric roller shutter access door, providing off street parking. The property benefits from a cellar (restricted head height to some areas) and gas central heating to radiators. Situated in highly regarded Ashbrooke Conversation area providing easy access to local amenities, to Sunderland City Centre and offers excellent transport links to surrounding areas. We highly recommend arranging a detailed inspection to appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Inner door to hall.

Reception Hall



Double radiator, stairs to first floor and stairs to lower ground floor.

Lounge 17'5" x 17'1"



Single glazed bay window to front, wood burning stove and feature mantelpiece.

Living Room 17'6" x 15'2"



Single glazed bay window to rear, double radiator, built in storage and feature fireplace.

Lower Ground Floor



Storage cupboard and doors to cellar, dining room and outside.

Dining Room 16'2" x 9'9"



Single glazed bay window to rear with built in window seat, wood burning stove and double radiator. Opening into kitchen.

Rear Hall

Doors to kitchen and bathroom.

Breakfasting Kitchen 15'6" x 10'9"



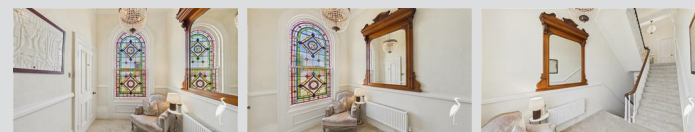
Range of wall and base units with countertops over incorporating a 1,5 bowl sink and drainer with mixer tap. Integrated double oven, electric hob, extractor hood, microwave, dishwasher, low level fridge and washing machine. Double radiator, 2 seater breakfast bar, single glazed window to rear and door to garage.

Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, radiator and double glazed window.

Half Landing



Single glazed stain glass window and double radiator.

First Floor Landing



Staircase to second floor.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'7" x 13'5"



2x single glazed windows to front, built in wardrobes and radiator. Door to bedroom 3.

Bedroom 2 17'10" x 14'0"



Single glazed window to rear, built in furniture and double radiator.

Bedroom 3 13'1" x 7'10"



Single glazed window to front and double radiator. Door to bedroom 1.

Half Landing



Shower Room



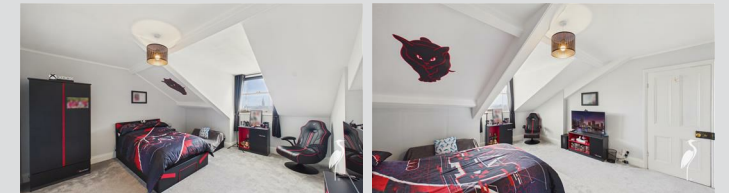
Low level WC, washbasin set into vanity unit and walk in waterfall shower, heated towel rail and single glazed window.

Second Floor Landing



Built in storage and skylight window.

Bedroom 4 14'10" x 14'0"



Single glazed window to rear and radiator.

Bedroom 5 13'10" x 13'8"



Single glazed window to front, 2x storage cupboards, radiator and feature fireplace.

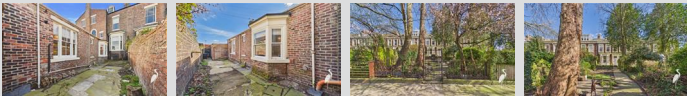
MAIN ROOMS AND DIMENSIONS

Bedroom 6 10'4" x 7'8"



Velux window, radiator and storage cupboard.

Outside



Garden to the front whilst to the rear an enclosed courtyard.

Garage

Access from rear via an electric shutter door. Window and door to rear.

Cellar

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.

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Fawcett Street Viewings

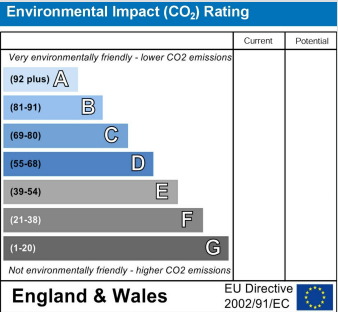
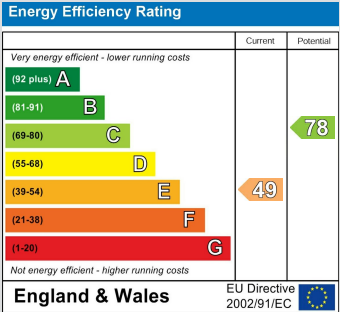
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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Ground Floor

Approximate total area⁽¹⁾

146.9 m²

1581 ft²

(1) Excluding balconies and terraces

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

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