Thornhill Gardens, Ashbrooke, Sunderland

Offers over £339,950

An imposing four bedroom, four storey mid terrace house, providing extremely generous accommodation and enjoying many wonderful period features. Internally the accommodation on the ground floor is accessed via an entrance vestibule, connecting through to an impressive reception hall with a grand staircase to the first floor. There are two spacious reception rooms, both with bay windows, attractive fireplaces and decorative plasterwork to the ceiling, completing the ground floor is a fitted kitchen. To the lower ground floor is a cloakroom/wc, living area, family room, utility and a useful store. On the first floor there is a wash room/wc and two double bedrooms, one featuring an en-suite shower room/wc and a walk in wardrobe whilst to the top floor there are two further bedrooms, a modern family bathroom/wc and a second kitchen. Externally there is a town garden to the front and a delightful courtyard to the rear with a paved area and roller shutter access door, providing off street parking. Thornhill Gardens is a pleasant tree lined cul-de-sac in the heart of Ashbrooke Conservation area, 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 home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden double entrance door with inner door to

Reception Hall

Two radiators. Stairs leading to the first floor and lower hall.

Lounge 15'9" x 14'7"

Single glazed bay window to front elevation. Feature fireplace. Two double radiators. Built-in shelving. Wooden glazed double doors opening into dining room

Dining Room 15'5" x 13'2"

Double glazed bay window to rear elevation. Two double radiators. Feature fireplace.

Lower Reception Hall

Lobby area with storage cupboard. Door leading to lower ground floor and open access into kitchen.

Kitchen 11'4" x 9'6"

Fitted with a range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer and cooker hood. Space for oven, dishwasher and additional fridge freezer. Double glazed window to rear elevation and vertical radiator.

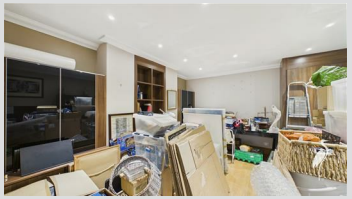
Lower Ground Floor

Hallway with stairs up to ground floor with storage cupboard under. Double radiator. Doors leading to:

Living Area 15'4" x 12'7"

Two double glazed windows to rear elevation. Double radiator. Storage cupboard. Electric fire. Built-in shelving. Open plan with steps leading into family area.

Family Area 14'11" x 14'2"



Built-in storage and shelving. Vertical radiator.

MAIN ROOMS AND DIMENSIONS

Utility Room 11'5" x 9'6"

Fitted wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for washing machine and tumble dryer. Housing water tank and wall mounted boiler. Double glazed window and UPVC door leading to rear garden.

Store Room 13'9" x 4'7"

Providing additional storage space.

Separate WC

Low level WC. Hand wash basin set into vanity unit. Double glazed window to rear elevation.

First Floor
Split Level Landing

Half Landing

Radiator. Double glazed window to rear elevation. Door to separate WC and stairs leading to first floor landing.

Separate WC

Low level WC. Hand wash basin set into vanity unit. Double glazed window to side elevation.

First Floor Landing

Radiator. Stairs leading to second floor and doors leading to:

Bedroom 1 15'10" x 12'5"

Single glazed bay window to front elevation. Built-in wardrobes. Double radiator. Doors leading to en suite dressing area and en suite shower room.

En Suite Dressing Area

Built-in storage.

MAIN ROOMS AND DIMENSIONS

En Suite Shower Room

Walk-in dual head waterfall shower. Hand wash basin set into vanity unit. Underfloor heating. Chrome heated towel rail. LED touch mirror. Window to front elevation.

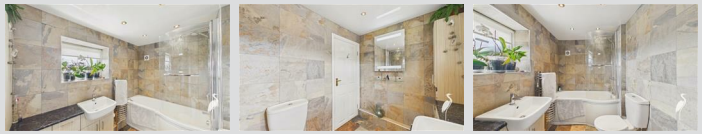
Bedroom 2 15'4" x 12'1"

Double glazed window to rear elevation. Double radiator. Built-in wardrobes.

Second Floor
Split Level Landing

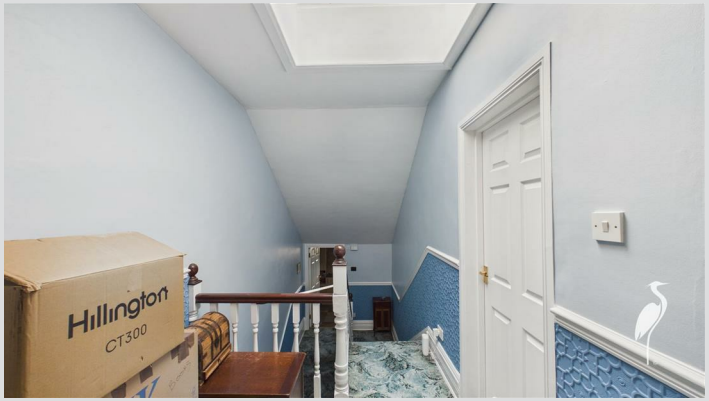
Half Landing
Door to bathroom and stairs leading to top floor landing.

Bathroom 5'9" x 9'8"



Bath with dual head waterfall shower over. Low level WC. Hand wash basin set into vanity unit. Underfloor heating. Spiral chrome heated towel rail. LED touch mirror. Double glazed window to rear elevation.

Second Floor Landing

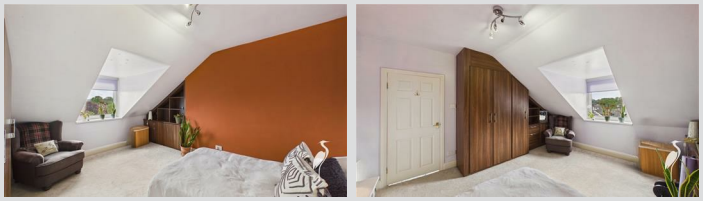


Skylight window. Doors leading to two bedrooms and kitchen.

Bedroom 3 15'5" x 11'9"

Double glazed window to front elevation. Double radiator. Built-in storage.

Bedroom 4 15'2" x 11'11"



Double glazed window to rear elevation. Double radiator. Built-in wardrobes and storage.

Kitchen 11'6" x 6'7"

Fitted with a range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated low level fridge, microwave, electric hob and extractor hood. Velux window.

Outside

Low maintenance courtyard to the rear with block paved seating area and roller shutter access to rear lane providing off street parking. Attractive gated block paved front garden. Private street with residents only parking.

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.

Rent Charge
We have been advised by the client there is a rent charge of £30.00 per annum. Any prospective purchaser should clarify this with their Solicitor.

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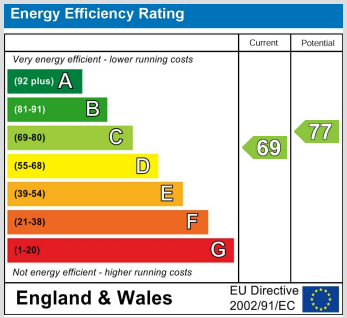
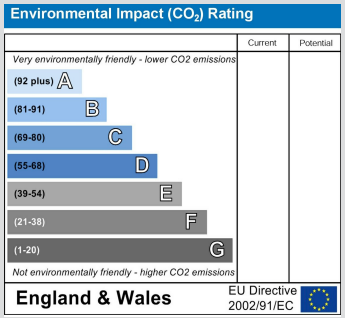
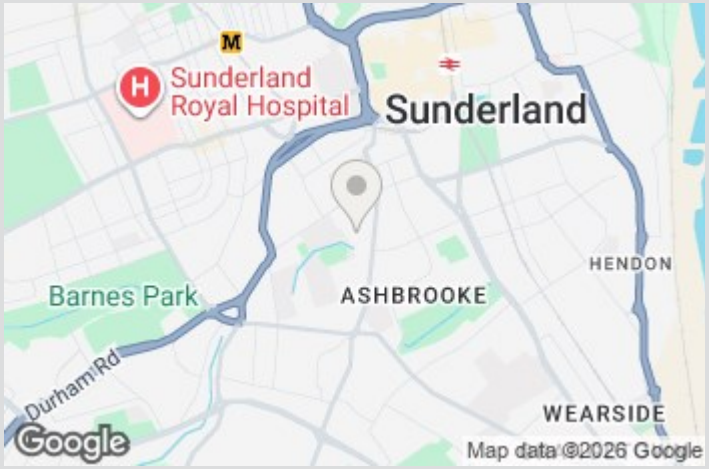
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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







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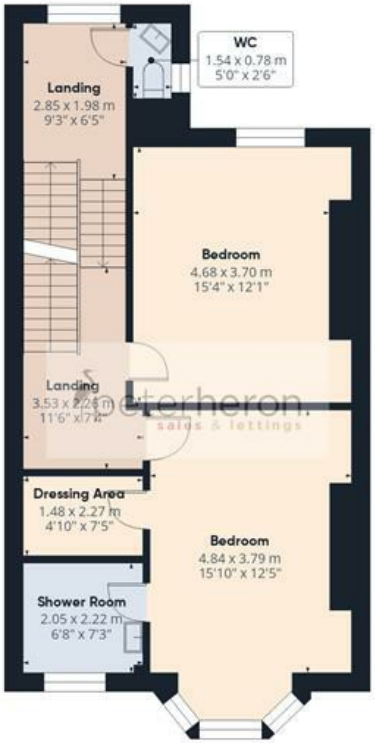
Lower Ground Floor

Ground Floor



First Floor

Second Floor

Approximate total area(1)

255.6 m²

2753 ft²

Reduced headroom

6.4 m²

69 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.

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