



 peterheron
sales & letting

Thornhill Crescent, Thornhill, Sunderland

£330,000







An impressive five bedroom, three storey mid terrace house, enjoying spacious rooms, gardens and an excellent location, on the periphery of the city centre. Internally the attractive accommodation on the ground floor includes a reception hall with a grand staircase to the first floor, two generous reception rooms and a superb dining kitchen, fitted with an excellent range of units, a selection of integrated appliances and French doors to the rear courtyard garden. To the first floor there are three bedrooms and a wash room/wc whilst to the top floor, there is a modern family bathroom/wc, the principle bedroom with en-suite shower room/wc and completing the accommodation is a fifth bedroom. Externally there is a garden to the front with a lawn and patio, to the rear is courtyard style garden with a paved area and a electric roller shutter access door, providing off street parking. This location is ideal 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 recommend arranging a detailed inspection to fully appreciate this wonderful home, available with immediate vacant possession and no upper chain involved!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a part single glazed door to the reception hall.

Reception Hall



Impressive reception hall with part panelled walls, delf rack and decorative plaster work to the ceiling, there is a radiator and a built in storage cupboard, there is also a recess before the kitchen where space has been provided for the inclusion of a fridge freezer and washing machine.

Lounge 18'4" x 14'9"



Double glazed sash bay window to the front, there is a radiator, feature fireplace and decorative cornicing to the ceiling.

Dining Room 16'9" x 15'10"



Double glazed bay window to the rear, radiator, feature fireplace and decorative cornicing to the ceiling.

Kitchen 9'2" x 21'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, microwave, gas hob and a dishwasher, there is a radiator, double glazed French door to the rear, double glazed window to the side, built in cupboard providing storage space and also houses the central heating boiler.

Half Landing



Single glazed sash window with leaded detailing, to the rear there is a radiator, door to the washroom/WC and the staircase continues to the first floor.

Washroom/WC



Low level WC, mini wash hand basin and a single glazed window.

First Floor Landing

Doors leading of to bedrooms two, three and four, the staircase continues to the next floor.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'5" x 15'0"



Two double glazed windows to the front, two tall radiators and there is coving to the ceiling and a decorative stove.

Bedroom 3 14'9" x 15'10"



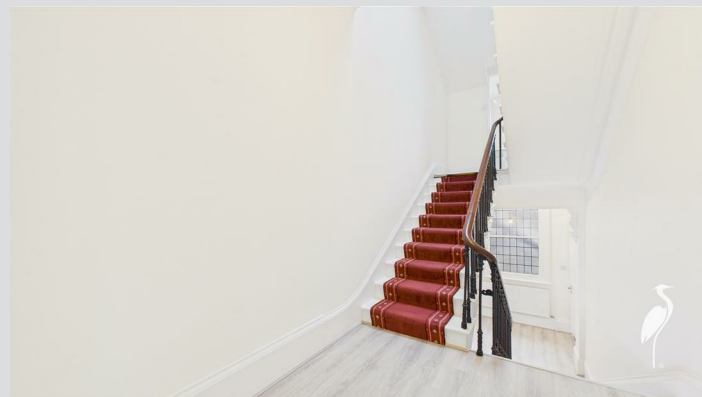
Double glazed window to the rear, radiator and a decorative fireplace.

Bedroom 4 8'10" x 10'11"



Double glazed window to the front, and a radiator.

Half Landing



Door to the bathroom, staircase continues to the top floor.

Bathroom 10'9" x 6'11"



Modern suite with low level WC, pedestal wash hand basin and a corner bath with mains fed shower over, double glazed window and a radiator.

Top Floor Landing

Two built in storage cupboards, Velux window and doors to bedrooms one and five.

Bedroom 1 16'4" x 18'2"



Double glazed window to the front, radiator and a door to the en suite.

Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

En Suite



Modern suite comprising of a low level WC, pedestal wash hand basin and a step in shower cubicle with mains fed shower, there is a period style radiator with heated towel rail and a Velux window.

Bedroom 5 13'9" x 8'10"



Velux window, radiator and an access to eaves.

Outside



To the front there is a delightful enclosed garden with a lawn and paved patio area along with mature shrubs and a tree, whilst to the rear there is a courtyard style garden with a remote control roller shutter access door for off street parking if required and a generous paved area.

Council Tax Band

The Council Tax Band is Band C.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

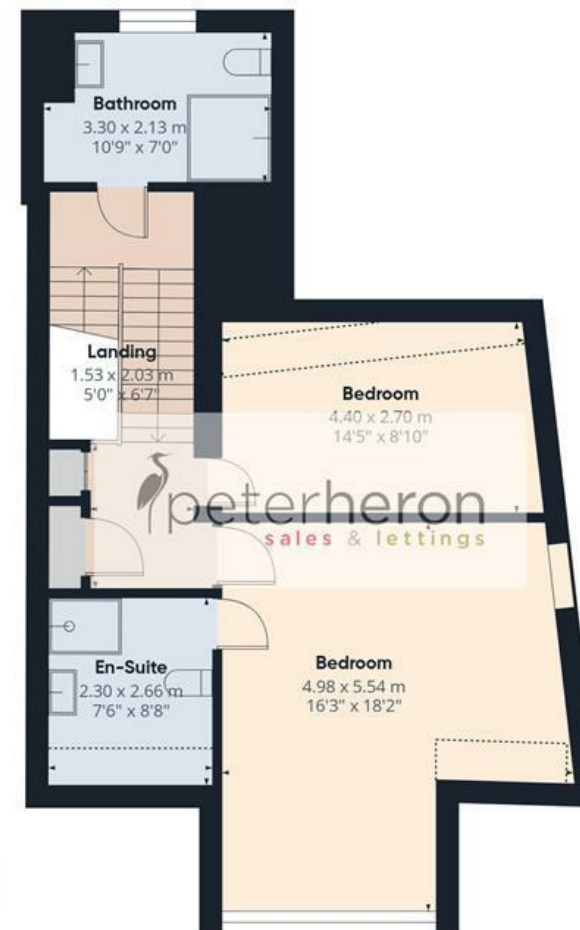
Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

222.6 m²

2395 ft²

Reduced headroom

4.4 m²

48 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