





THE ESPLANADE, SUNDERLAND

£1,800 Per Month

A magnificent early Victorian four storey five bedroom townhouse situated in this prestigious gated development within easy reach of Sunderland city centre and its many shops, bars, cafes and amenities as well as being within easy reach of local schools and transport links. Internally the accommodation is presented to a stunning level, blending both a contemporary specification with tastefully considered internal finishes complimenting the period nature of this fine family residence. Internally the generous accommodation is arranged over four floors briefly comprises; raised ground floor entrance hallway, living room, kitchen / dining room and separate WC. Lower ground floor comprises; further hallway with store cupboard to two reception rooms utility. First floor comprises; master bedroom and en suite bathroom/WC, double bedroom two and principal family bathroom/WC. Second floor comprises; three further double bedrooms one of which is used as a study, second bathroom/WC. Externally to the rear of the property there is a paved courtyard, while to the front there are mature landscaped communal gardens with gated entrance and allocated parking. The property is complimented by a full range of modern benefits and facilities. Viewing is advised.

- Terraced House
- Over Four Floors
- Stunning Property
- Viewing Advised
- 5 Bedrooms
- 3 Bathroom
- Gated Development
- Epc Energy Rating: D



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ENTRANCE HALL

Impressive entrance hall having two radiators, coving to ceiling, return staircase leading to the first floor.

LIVING ROOM

21'9" x 23'9"

The living room has two large sash style windows to the front elevation, three radiators, feature fireplace with living flame gas fire, coving t ceiling, glazed French doors leading to ;

KITCHEN/ DINING ROOM

19'7" x 22'8" to bay

A lovely open plan room having three large sash style windows to the rear elevation, contemporary radiator, tiled floor, coving to ceiling.

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, 5 ring gas hob with extractor over, double oven, space for American style fridge/freezer, integrated microwave, integrated dishwasher. Centre island with wine rack

WC/ CLOAKS

White suite comprising low level wc, pedestal basin with mixer tap, tiled splashback, tiled floor, extractor.

REAR PASSAGE

Alarm control panel, window to the rear elevation, door to rear, storage cupboard

LOWER GROUND FLOOR

Telephone entry system, radiator.

RECEPTION/ GAMES ROOM

21'5" x 23'9"

There are two sash style windows to the front elevation, two radiators, up lighting, fitted corner bar, living flame gas fire, french doors leading to;

RECEPTION ROOM

21'4" to bay x 19'9"

Three single glazed sash style windows, two radiators, this room has recently been used as a home gymnasium.

UTILITY

9'9" x 13'5"

The utility has a range of floor units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, tiled floor, two storage cupboards, radiator.

FIRST FLOOR

Landing, radiator, telephone door entry system, alarm control panel.

BEDROOM 1

22'3" x 21'5"

front facing master bedroom having two large sash style windows to the front elevation, two radiators, coving to ceiling, ornate ceiling, full range of fitted wardrobes with draws and shelving, feature fireplace with electric fire, provision for a wall mounted TV.

EN SUITE

Luxury eh suite having his and hers wash hand basins with mixer tap set on a vanity unit, low level wc set in vanity unit, double width shower with tiled surround and rainfall shower head, bath with mixer tap, sash style window to front elevation, tiled floor, coving to ceiling, extractor, two radiators.

BEDROOM 2

22'1" to bay x 15'7"

Rear facing, three sash style windows on in a bay window, two radiators, fitted wardrobes, coving to coving, up lighting.

BATHROOM

Modern white suite comprising low level wc, his and hers pedestal basin with mixer tap and tiled splashback, shower with rainfall style shower head and tiled surround, bath with mixer tap and tiled splash back, radiator, tiled floor, coving to ceiling, tiled floor.

SECOND FLOOR

Landing, double storage cupboard, radiator.

BEDROOM 3

16'4" x 17'7"

Front facing, two sky lights, storage under eaves, two radiators.

BEDROOM 4

21'6" max x 18'8"

Rear facing, radiator, storage under eaves, window to the rear elevation, radiator, t-fall roof in part.

BEDROOM 5/ STUDY

14'1" x 14'4"

Currently used as a study, having a range of fitted furniture including a desk draws, shelving etc, sky light, radiator, storage under eves.

BATHROOM

Modern white suite comprising low level wc, pedestal basin with mixer tap and tiled splash back, tiled floor, radiator, extractor.

EXTERNALLY

Externally the property is accessed via security gates leading to a shared driveway and parking for two cars in addition to extensive private land/gardens whilst to the rear is an enclosed paved courtyard.

ALLOCATED PARKING

Situated to the front of the property there is allocated parking accessed via security entrance phone gates to both ends of the development.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

