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estate agents & chartered surveyors

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THORNHILL GARDENS, SUNDERLAND

£355,000

We are delighted to welcome to the market this superb 5 bed mid terraced house situated on Thornhill Gardens in Thornhill that is arranged over 4 floors and will not fail to impress all who view. Thornhill offers a leafy and highly sought after location commanding easy access to Sunderland City Centre, excellent transport links, local shops, schools and amenities. The property boasts many period features and charm whilst enjoying contemporary décor with features of note including a superb kitchen / dining room, large bathroom, spacious yet versatile living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Separate WC, Study / Reception Room, To the First Floor, Landing, Family Bathroom, 2 Bedrooms and to the Second Floor, Landing, Shower Room and 3 Bedrooms. There is a Lower Ground Floor that has a, Inner Hallway, Kitchen / Dining Room with Mezzanine Dining Area and a Utility, Externally there is a front forecourt garden and to the rear a block paved yard accessed via an electric roller shutter providing off street parking in addition to a lovely pergola seating area and a log store. Viewing of this exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House

5 Bedrooms

3 Reception Rooms

Kitchen / Dining Room

Bathroom & Shower Room

Over 4 Floors

Freehold | Council Tax

EPC Rating: E

Band: D



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Entrance Vestibule

leading to:

Inner Hall

The inner hall has a lovely tiled floor and a half stained glass inner door.

Living Room

17'5" x 18'9"

The living room has a bay window to the front elevation incorporating three double glazed windows, radiator, wood strip floor, ornate feature fireplace with gas fire, coving to ceiling, opening to:

Sitting Room

15'6" x 16'8" to bay

The sitting room has a double glazed window to the rear elevation, wood strip floor, radiator, ornate feature fireplace,

WC

Low level wc, pedestal wash hand basin, double glazed window, tiled walls and floor

Sitting Room / Study

13'2" x 10'9"

A versatile room that could be used as a sitting room or study, double glazed window, laminate floor, radiator

Lower Ground Floor

Inner hallway having a tiled floor, two storage cupboards, radiator, door to the yard

Kitchen/Dining Room

18'3" to bay x 15'3"

The Kitchen has a range of floor and wall units brick fireplace with multi fuel stove, storage cupboards to two alcoves, tiled floor, Belfast sink with mixer tap, granite worktops, space for an American style fridge freezer, double glazed French doors to the rear yard, stairs up to a mezzanine level

Mezzanine Level

17'0" max x 7'0"

Tiled floor, recessed spot lighting

Workshop/Stores

Accessed from the hall a useful storage space

Cellar

16'0" x 8'10"

cellar store room assessed from the mezzanine level.

Utility

10'11" x 13'5"

Range of floor units, plumbed for washer and dryer, two double glazed windows, tiled floor, floor mounted gas boiler.

First Floor

Landing, a light and airy seating area with four double glazed windows

Bathroom

Suite comprising his and hers pedestals basins, towel radiator, free standing roll top bath with mixer tap and claw feet, double glazed window, low level wc radiator, corner shower with tile surround

Bedroom One

16'3" max x 18'11" to bay

Front facing double glazed bay window, ornate feature fireplace, storage to one alcove

Bedroom Two

11'7" x 7'1"

Front facing double glazed window, radiator, exposed wood strip floor

Second Floor

Landing, storage cupboard

Shower Room

White suite comprising low level wc, wash hand basin, corner shower cubicle with tile surround and electric shower, double glazed window, laminate floor, loft access

Bedroom Three

15'8" max x 15'6" max

Rear facing double glazed window ornate feature fireplace, laminate floor, radiator, t-fall roof in part

Bedroom Four

15'10" max x 15'1" max

Front facing, double glazed window, radiator, t-fall roof in part

Bedroom Five

11'11" x 7'7"

Front facing, Velux style window, radiator, exposed wood floor

External

Externally there is a front forecourt garden and to the rear a block paved yard accessed via an electric roller shutter providing off street parking in addition to a lovely pergola seating area and a log store.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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

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