



MICHAEL HODGSON

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estate agents & chartered surveyors



BELFORD TERRACE EAST, SUNDERLAND

£575,000

Arguably one of the finest examples of its type this stunning 4 bed terraced house will not fail to impress all who view having been meticulously modernised and improved by the current owners creating a blend of period features and charm with a modern twist. Belford Terrace East is situated in leafy Ashbrooke and commands a much sought after and highly desirable location offering convenient access to Sunderland City Centre, local shops, schools and amenities. The generous yet versatile living space is arranged over 4 floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Cinema Room / Dining Room, WC, Lower Ground Floor - Open Plan Kitchen / Dining / Family Room, Utility, WC and to the First Floor, 3 Bedrooms and a Jack and Jill Style En Suite to Bedrooms 2 & 3 whilst to the second Floor there is a stunning Master Bedroom with En Suite Dressing Room in addition to a Shower Room. Externally there is a front lawned garden with sunken patio area and to the rear is a garden having a patio area with raised artificial grass lawn and access to the garage. Viewing of this simply exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House

4 Bedrooms

Over 4 Floors

Stunning Property

Shower Room & 2 En Suites

Viewing Advised

EPC Rating: TBC

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Entrance Vestibule

Mosaic tiled floor, having a glass inner door, leading to the inner hall.

Inner Hall

The inner hall has an exposed wood floor, radiator, stairs leading to the first floor and lower ground floor.

Living Room

15'2" max x 21'3" max

The living room has a bay window to the front elevation incorporating 3 double glazed windows, radiator, coving to ceiling.

Cinema Room / Dining Room

13'5" x 14'10"

A versatile room currently used as a home cinema room but could be used as a variety of uses having 3 double glazed windows to the rear elevation, radiator, recessed spot lighting, coving to ceiling.

Rear Hallway

Radiator, door to the rear and stairs to the lower ground floor.

WC

Low level WC, double glazed window, tiled floor, wall hung wash hand basin with mixer tap sat on a vanity unit,

Lower Ground Floor

stairs down from rear passage

Family / Dining Room / Kitchen

A stunning open plan room that spans the full depth of the house having a bay window to the front elevation incorporating 3 timber framed sash style windows, bi folding doors to the rear garden, recessed spot lighting, Karndean flooring with under floor heating.

The kitchen has a range of floor and wall units, electric oven, hob with extractor over, integrated microwave oven with warming drawer, there is a central breakfast island, Silestone worktops, stainless steel sink with mixer tap and hot water tap, high level breakfast bar with inset teppanyaki hot plate.

Utility

15'4" max x 7'1" max

Floor and wall units, stainless steel sink and mixer tap, double glazed window, plumbed for washer and dryer, Karndean flooring with underfloor heating.

WC

Low level WC, wash hand basin with mixer tap sat on a vanity unit, Karndean flooring.

First Floor

Landing, double glazed window to the rear elevation, 2 radiators.

Bedroom 2

16'0" max x 15'5" max

Large double glazed window to the front elevation, exposed wood floor, ornate feature fire, access to the en suite

En Suite

Jack and Jill style en suite accessed via bedroom 2 and 3 comprising of a low level WC, pedestal basin, freestanding roll top bath with claw feet and a mixer tap and a shower attachment, tiled floor, radiator, recessed spot lighting.

Bedroom 3

15'8" max x 18'8" max

Rear facing, 2 double glazed windows, radiator, storage cupboard, access to the Jack and Jill style en suite.

Bedroom 4

11'2" x 7'4"

Front facing, double glazed window, radiator.

Second Floor

Landing.

Shower Room

Contemporary suite comprising of a low level WC, wall hung wash hand basin with mixer tap, double glazed widow, tiled walls and floor,

wet room style walk in shower with rainfall style shower head and an additional shower attachment, chrome towel radiator, recessed spot lighting.

Bedroom 1

25'1" x 15'3"

A superb open plan master bedroom having a herringbone style floor, radiator, 2 double glazed window to the front elevation, recessed spot lighting opening to the dressing area.

Dressing Area

Dressing area with herringbone style wood floor, recessed spot lighting, t-fall roof in part, radiator, velux style window.

En Suite

Suite comprising of a low level WC, his and hers wall hung wash hand basins with mixer taps, 2 radiators, shower with walk in his and hers shower heads, 2 velux style windows, double glazed window, freestanding bath with mixer tap and shower attachment, recessed spot lighting.

Externally

Externally there is a front lawned garden with sunken patio area and to the rear is a garden having a patio area with raised artificial grass lawn and access to the garage.

Garage

Accessed via an electric roller shutter

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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