



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



THORNHILL TERRACE, SUNDERLAND

£550,000

A simply exceptional home that must be viewed to be fully appreciated. This stunning Grade II listed 6 bedrooomed terraced house is situated on Thornhill Terrace in Thornhill boasting sympathetic contemporary décor whilst retaining many period features and charm. The property offers spacious living space arranged over 3 floors benefiting from a superb kitchen / dining room that opens to a fantastic Family Room and is a beautiful home throughout in addition to having a CCTV and Alarm System. The generous yet versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Dining / Breakfast Room, Family Room, Utility Cupboard, WC and to the First Floor, 4 Bedrooms, 2 Bathrooms and to the Second Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front mature garden stocked with an abundance of plants and trees and shrubs whilst to the rear is an inner courtyard garden with decking area and planting providing off street parking for up to three cars. Thornhill offers a superb location providing convenient access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre. Viewing of this lovely home is highly recommended to fully appreciate the space, property and location on offer.

Terraced House

Living Room

Kitchen / Breakfast Room

3 Bathrooms

6 Bedrooms

Dining / Sitting Room

Family Room

EPC Rating: C



THORNHILL TERRACE, SUNDERLAND

£550,000

Entrance Vestibule
mosaic tiled floor, leading to:

Entrance Hall
The entrance hall has a double radiator, stairs to the first floor, cupboard under the stairs, cloaks cupboard, solid wood floor

Living Room
19'1" max x 17'9" max
The living room has an exposed wood floor, marble feature fireplace with multi fuel stove, bay window to the front elevation with with three original sash windows, radiator, coving, ceiling rose.

Sitting Room
15'10" x 15'10"
The sitting room has a marble fireplace with open fire, double radiator, solid wood floor, coving to ceiling, exterior door to the courtyard.

Kitchen / Dining Room / Breakfast Area
32'9" max x 11'0" max
A stunning open plan kitchen / dining / breakfast room having a kitchen with a bespoke range of floor and wall units, quartz worktop, gas hob and an induction hob, parquet oak floor, electric oven, larder storage cupboard, radiator, recessed spot lighting, double sink with mixer tap, feature brick wall, AGA range cooker, and opens to the family room.

Family Room
19'1" x 10'9"
An impressive room having a parquet floor, double glazed French doors to the side, under floor heating, lantern light, recessed spot lighting, electric blinds, wood burner.

WC
Low level WC, wash hand basin with mixer tap, chrome towel radiator, part tiled wall, tiled floor.

Utility Cupboard
Plumbed for washer and dryer with wall and base units.

First Floor
Mezzanine landing, arched timber framed double glazed window to the side elevation, double radiator.

Bathroom
White suite comprising of a wall hung wash hand basin with mixer tap, tiled walls and floor, shower cubicle, recessed spot lighting, extractor, bath with mixer tap, towel radiator.

Bedroom 3
16'0" x 11'4"
Two double radiators, wood strip floor, two windows, range of fitted wardrobes.

Bedroom 4
11'11" x 7'7"
Currently used as a study, double radiator, wood strip floor, timber framed double glazed window to the side elevation.

First Floor Large Landing

Bedroom 1
15'11" x 14'9"
Front facing, two timber framed sash windows, ornate feature fire, two double radiators, range of fitted wardrobes.

Bedroom 2
16'3" x 16'2"
Rear facing, two timber framed double glazed windows, range of fitted wardrobes, ornate feature fire, two double radiators.

Bathroom
White suite comprising of a low level WC, pedestal basin, sash window, oak wood floor, freestanding roll top bath with claw feet, double radiator.

Second Floor
Landing, storage cupboard with wall mounted gas central heating boiler, additional storage cupboard, radiator, velux style window.

Bathroom
Contemporary white suite comprising of a low level WC, wall hung wash hand basin with mixer tap, walk in shower with rainfall style shower heads, velux style window, freestanding bath with mixer tap and a shower attachment, tiled walls and floor, radiator.

Bedroom 5
8'10" x 14'7"
Rear facing, t fall roof in part, velux style window, radiator, laminate floor, storage under the eaves.

Bedroom 6
14'3" max x 15'1" max
Front facing, t fall roof in part, velux style window, radiator, range of mirror fronted fitted wardrobes, timber framed double glazed window to the front elevation.

Externally
Externally there is a front mature garden stocked with an abundance of plants and trees and shrubs whilst to the rear is an inner courtyard garden with decking area and planting providing off street parking for up to three cars.

COUNCIL TAX
The Council Tax Band is Band E.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

