



MICHAEL HODGSON

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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 bedroomed 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.

Terreded House

Living Room

Kitchen / Breakfast Room

3 Bathrooms

6 Bedrooms

Dining / Sitting Room

Family Room

EPC Rating: C



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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 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

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