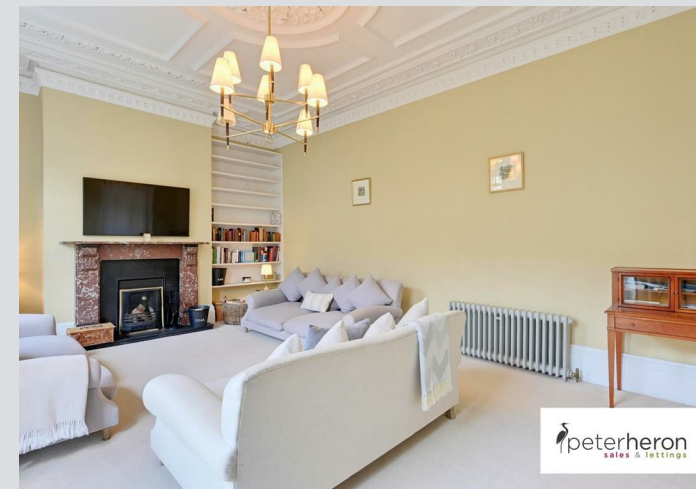










A stunning four storey, five bedroom mid terrace house, comprehensively, yet sympathetically modernised, retaining great character and wonderful period features, blending with many impressive contemporary upgrades. Accessed at raised ground floor level via an entrance vestibule leading through to an imposing reception hall with grand staircase to the first floor and a cloakroom/wc. To the front there is a magnificent living room with a beautiful fireplace and decorative plasterwork to the ceiling. At the rear there is an exceptional kitchen / diner with a fabulous central island with luxury worksurface, a wall of storage units, a selection of integrated appliances and a sliding door leading out on the garden. A staircase from the reception hall leads down to the lower ground floor where there are two flexible reception rooms and a useful utility. To the first floor there is wash room/wc and three bedrooms whilst to the top floor there is a contemporary shower room/wc, a bedroom with an en-suite shower room/wc and a further double bedroom with a connecting versatile room. Externally there is a town garden to the front and to the rear an attractive courtyard garden with a lawn and patio area, along with a superb home office with a wc. From the rear garden there is access to a parking area, providing off street parking for two cars and there is an EV charger. We highly advise arranging a detailed inspection to appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to the entrance hall.

Reception Hall



Impressive reception hall with a grand staircase leading to the first floor, there is a radiator, decorative plasterwork to the ceiling and a cloaks cupboard. There is a further staircase leading down to the lower ground floor.

Living Room 21'1 x 15'3



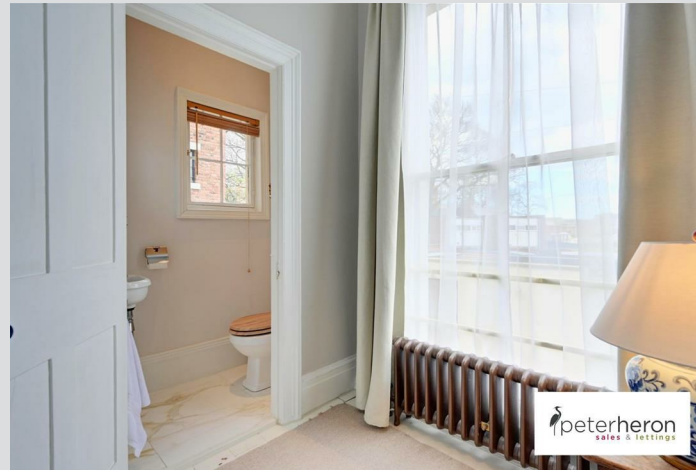
A superb room with timber framed double glazed sash style windows to the front elevation 2 feature radiators. There is an ornate feature fire and decorative corning, ceiling rose and plasterwork to the ceiling.

Kitchen/Diner 14'3 x 16'3



A stunning kitchen/diner with a parquet style wood floor and sliding doors to the rear. The kitchen has a solid quartzine breakfasting kitchen island by Fred Jones with induction hob, electric oven, extractor, integrated dishwasher, sink and drainer unit with mixer tap. There are a full wall of storage cupboards and a radiator.

WC

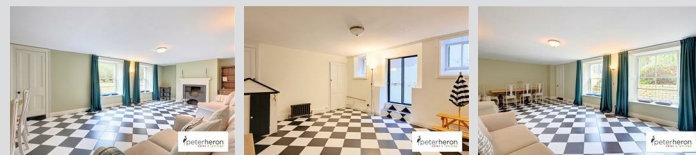


White suite comprising of a high level WC, radiator, wash hand basin, recess spot lighting, tiled floor.

Lower Ground Floor

Inner hallway leading to the reception room.

Reception Room 27'3 x 14'1



Two single glazed sash style windows to the front elevation with window shutters, with access to front vestibule / porch with second entrance to the front, two radiators, tiled floor.

Reception Room 17'7 x 13'7

A versatile reception room with a tiled floor, sliding patio door leading to the rear inner terrace area.

Utility 7'6 x 14'2

Plumbing for washing machine and useful storage space.

First Floor Landing



Spacious landing, a radiator and staircase leading up to the top floor.

WC

White comprising of a high level WC, wall hung wash hand basin, tiled floor.

Bedroom 1 19'5 x 15'5



Impressive room with two timber framed double glazed sash window to the front elevation, two radiators, a decorative feature fireplace and a free standing roll top copper bath.

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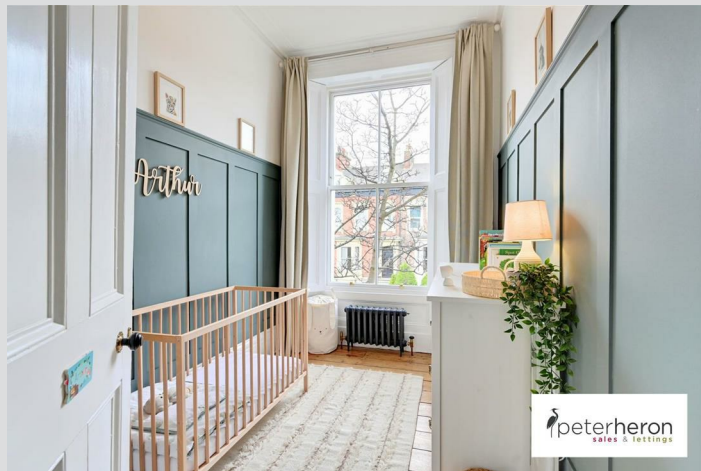
MAIN ROOMS AND DIMENSIONS

Bedroom 2 16'5" x 19'10"



Radiator, two UPVC double glazed sash style window.

Bedroom 3 10'1 x 7'0



Timber framed double glazed sash style window to the front and a radiator.

Second Floor Landing



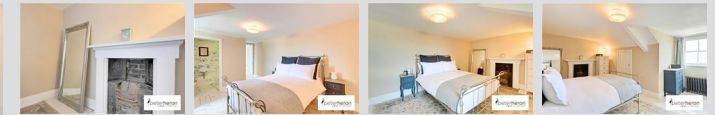
Two Velux windows.

Shower Room



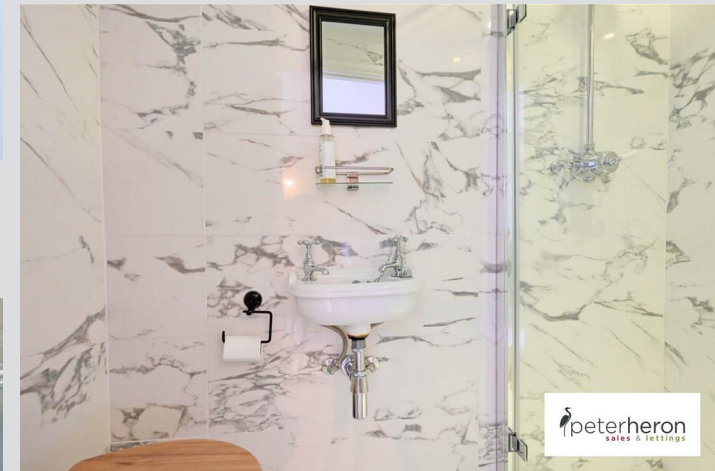
Contemporary white suite comprising wall hung wash hand basin, walk in shower with rainfall style shower head, tiled walls and floor.

Bedroom 4



Single glazed sash style window to the rear elevation, radiator, exposed wood floor, ornate feature fire, storage cupboard.

En Suite



White suite comprising low level WC, wash hand basin, shower with tiled surround, tiled walls and floor and rainfall style shower head.

MAIN ROOMS AND DIMENSIONS

Bedroom 5 14'4" max x 15'5" max



Exposed wood floor, single glazed sash style windows, walk in store room with storage cupboards, loft access hatch with ladder.

Outside



Externally there is a town garden to the front whilst to the rear a superb courtyard garden with a lawn and paved patio area. There is access to a fabulous home office with a wc. Accessed from the rear garden is a parking area, providing off street parking for two cars and having the benefit of an EV charger.

Home Office 6'8 x 10'9



A versatile home office space having a tiled floor and two roof lights. There is the added benefit of a WC.

Tenure FH

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

Council TaxBand

The Council Tax is Band D.

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Viewings Fst

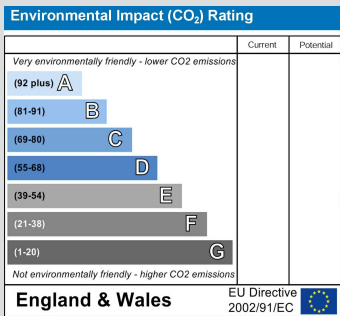
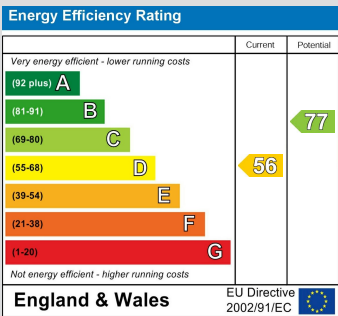
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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