









A beautifully restored, three storey six bedroom period home, with no onward chain, sympathetically modernised with many impressive upgrades whilst retaining the great character of the property. The property occupies a delightful position on this private pedestrianised street in Ashbrooke overlooking attractive communal gardens to the front. Internally the accommodation is accessed via an entrance vestibule, connecting through to a superb reception hall with grand staircase to the first floor. There is a wonderful lounge to the front with bay window, period fireplace and decorative plasterwork to the ceiling. The breakfasting kitchen is fitted with an excellent range of units, there is a family room, cloakroom/wc and a useful utility, completing the ground floor accommodation. To the first floor there are four bedrooms and a contemporary shower room/wc whilst to the top floor there are two further bedrooms and a modern bathroom/wc. Externally there is a courtyard to the rear with electric access door as well as a communal garden to the front. The ideal location of the property provides easy access to local amenities, to Sunderland City Centre and transport connections. Early viewing is advised to avoid disappointment and to fully appreciate the quality of accommodation this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into vestibule.

Vestibule



Inner part glazed door leading through to the reception hall.

Reception Hall



Staircase to first floor, radiator and decorative plaster work to the ceiling.

Lounge 15'11" x 17'9" (into bay)



Bay window to the front with single glazed windows, radiator, stripped and varnished floor boards, decorative corning and a period fireplace.

Breakfasting Kitchen 15'10" x 14'9"



Fitted with a range of attractive, custom made, wall and base units with Corian work surfaces over incorporating a one and a half bowl sink unit. Space has been provided for the inclusion of a range style cooker, American style fridge freezer. 2 single glazed windows to the rear, decorative corning to the ceiling and a ceiling rose. There is an integrated slimline dishwasher and a tall feature radiator.

Cloakroom WC



Fitted with a low level WC, wash hand basin and a chrome feature radiator.

Family Room 14'8" x 9'3"



Single glazed window, multi fuel burning stove, radiator and

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MAIN ROOMS AND DIMENSIONS

cabinets built into the alcove. Door connecting through to the utility.

Utility 11'4" x 6'10"



Fitted wall and base units with work surface over incorporating a sink unit. There is a wall mounted central heating boiler, space for washing machine and a door to the courtyard.

First Floor Landing

With doors leading off to bedrooms 1, 2, 3 and 4 and to the shower room. Staircase continues up to the top floor.

Bedroom 1 15'11" x 17'11" (into alcove and bay)



Single glazed bay window to the front with views over the communal gardens, radiator and decorative cornicing to the ceiling.

Bedroom 2 14'9" x 14'6"



Single glazed window to the rear, radiator and an attractive period fireplace.

Bedroom 3 10'11" x 6'9"



Single glazed window to the front providing views over the communal gardens and a radiator.

Bedroom 4 11'9" x 10'3" extending to 11'5"

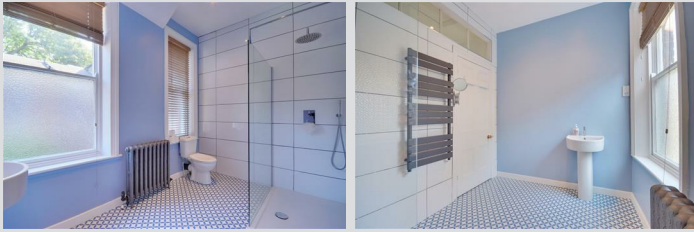


Single glazed window to the rear and there is a decorative fireplace.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Fitted with a contemporary impressive suite, comprising of low level WC, pedestal wash hand basin, walk in shower area with mains head shower. There are 2 single glazed windows, feature radiator and part tiled walls.

Top Floor Landing

Skylight window, fitted cupboards and doors to bedrooms 5 and 6 and to the bathroom.

Bedroom 5 14'5" x 14'4"



Single glazed window to the front providing attractive elevated views with a radiator and decorative fireplace.

Bedroom 6 13'9" x 14'9"



Single glazed window to the rear, radiator and period fireplace.

Bathroom



A superb bathroom suite fitted with a low level WC with

concealed cistern, wash hand basin and a freestanding bath with a chrome ladder style radiator and a Velux window.

Outside



To the rear of the property there is a private courtyard area with an electric access door, whilst to the front of the property there are delightful communal gardens.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

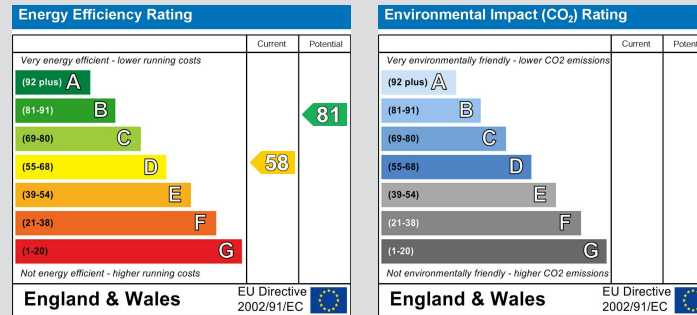
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(90.57 sq.m)

First Floor
Approximate Floor Area
(90.57 sq.m)

Second Floor
Approximate Floor Area
(61.90 sq.m)

