

A splendid three storey mid terrace Victorian Townhouse with great character and a wealth of charm, featuring decorative plasterwork, tall ceilings, deep skirting boards and sash windows, situated on the highly regarded Thornhill Terrace. Internally the accommodation is accessed via an entrance vestibule leading through to a most impressive reception hall with grand staircase to the first floor. There are two generous reception rooms, both with bay windows and feature fireplaces, a breakfast room with an Aga connecting through to an attractive kitchen with walk in pantry and there is a useful utility. On the half landing there is a washroom/wc, two excellent double bedrooms and a period style bathroom/wc with free standing roll top bath that can be accessed from both the landing and one of the bedrooms. At the next half landing is a fabulous, contemporary family bathroom/wc, with a walk in shower and under floor heating. On the top floor there are two further spacious double bedrooms and a fifth single bedroom / study that can be accessed from one of the bedrooms or the landing. Externally there is delightful lawned garden to the front whilst to the rear there is a fabulous, landscaped courtyard garden with a patio area and artificial grass. The property also benefits from large double garage, located to the rear of the house. This location is ideal for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly advise arranging a detailed inspection to fully appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Entrance Vestibule

Inner part glazed door leading through to

### Reception Hall



Exposed floorboards, panelled walls and decorative plasterwork to ceilings. Impressive staircase to first floor, two built in cupboards, single glazed window, two radiators.

### Lounge 18'4" into bay x 17'7" into alcoves



This generously proportioned room has a bay window to the front with sash windows, three radiators, feature fireplace, picture rail, decorative plasterwork to the ceiling with cornicing.

### Dining Room 18'5" into bay x 15'8" into alcoves



This superb room has a bay to the rear with sash windows, a radiator, feature fireplace, cornicing to ceiling and stripped and varnished floorboards.

### Breakfast Room 15'10" x 10'8" maximum



Aga, single glazed sash windows to side with shutters, stripped and varnished floorboards, built in cupboard and a radiator.

### Kitchen 11'10" x 11'1"



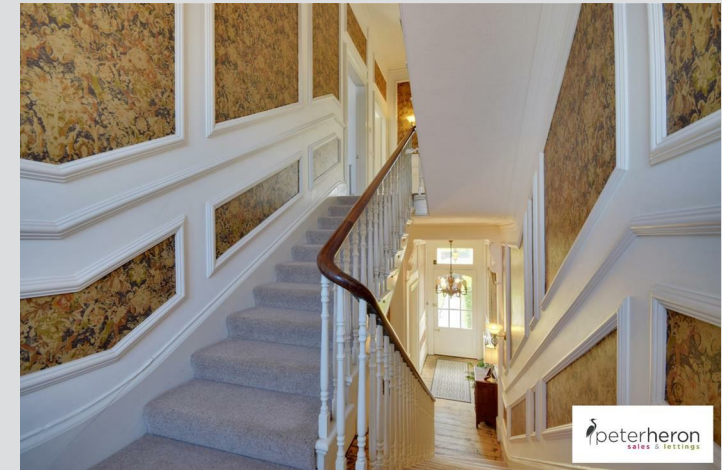
Fitted wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include electric oven and electric hob, single glazed window to side, walk in pantry and door to utility.

### Utility 13'10" x 6'9"



Wall and base units with work surfaces over, Belfast sink unit, space provided for the inclusion of a fridge freezer, dishwasher, washing machine and tumble dryer. Two single glazed windows. Radiator. Access to garage. Door to courtyard.

### Half Landing



Double glazed UPVC window to rear.

### Washroom/WC

Low level WC and washbasin, single glazed window.

### First Floor Landing

Radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 15'0" x 15'2" into alcoves



Two sash windows to front providing superb open views over the garden and beyond, two radiators, coving to ceiling. Door to bathroom.

## Bedroom 2 16'0" x 14'6" not including fitted wardrobes



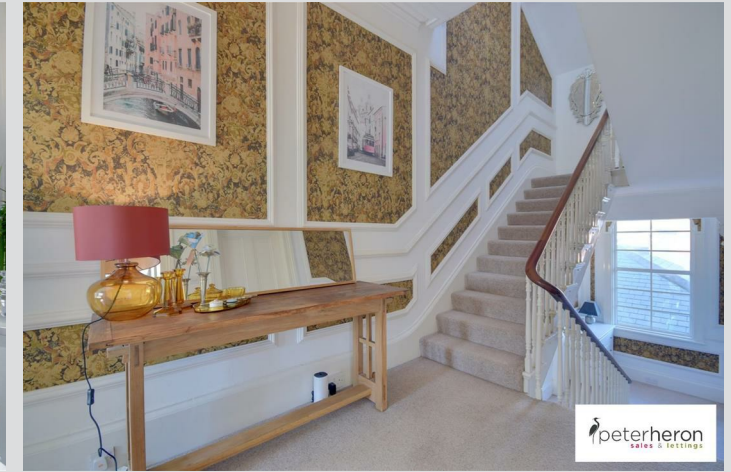
Single glazed sash window to rear, radiator and fitted wardrobes, built into the alcoves.

## Bathroom

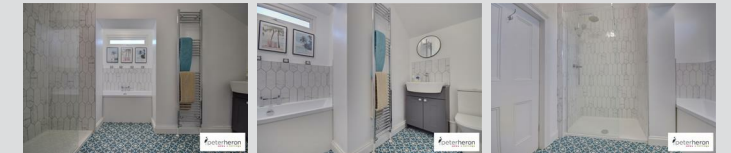


Fitted with a delightful period style suite comprising of a WC, pedestal washbasin and free standing roll top bath, single glazed sash window to the front and radiator. Please note the bathroom can be accessed via landing and bedroom 1.

## Half Landing



## Family Bathroom



The most impressive contemporary bathroom suite fitted with a low level WC, washbasin set into vanity unit, bath and walk in shower with mains shower, tiled floor with electric underfloor heating, chrome ladder style radiator and a double glazed UPVC window.

## Second Floor Landing

Built in Cupboard

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 13'10" x 12'1"x 14'2" maximum measurements



UPVC double glazed window to rear, radiator and built in cupboard.

## Bedroom 4 14'1" x 14'2" maximum measurements



Single glazed sash window to front providing superb open views and radiator. Archway providing access to bedroom 5/study.

## Bedroom 5/Study 7'4" x 8'11"



Skylight window. This room can be access from landing and bedroom 4.

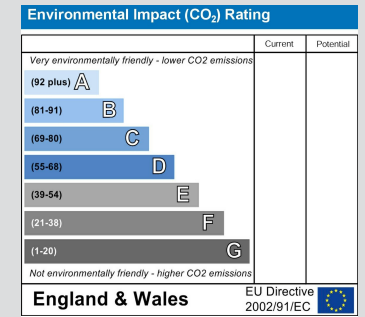
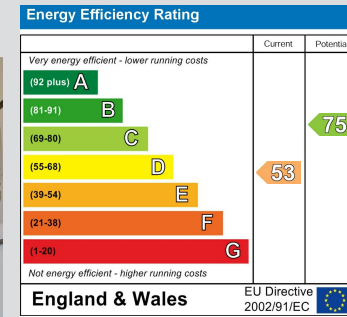
## Outside



To the front of the property there is a delightful lawned garden whilst to the rear there is a courtyard style garden, landscaped with a patio area and artificial grass.

## Garage 18'4" x 17'5" extending to 23'4"

A generous garage with twin access doors and also double doors leading through to the rear garden.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

