



**Thornhill Crescent, Ashbrooke, Sunderland, Tyne & Wear, SR2**



**Offers In The Region Of £385,000**



# Thornhill Crescent, Ashbrooke, Sunderland, Tyne & Wear, SR2 7AD

## DESCRIPTION

PLEASE VIEW FLOORPLAN \* FIVE BEDROOM TERRACE \* GARDENS FRONT AND REAR \* PERIOD PROPERTY \* SUPERBLY PRESENTED \* DETACHED GARAGE \* COUNCIL TAX BAND - C \* EPC - D \*

Nestled in the charming Thornhill Crescent of Ashbrooke, Sunderland, this townhouse is a true gem waiting to be discovered. Boasting two large reception rooms, five bedrooms, two family bathrooms and two separate WC's spread across three floors, this property offers ample space for comfortable living.

This substantial and stunning terrace house has undergone extensive improvements including a new roof and radiates charm, character, and style in every corner. With high-end finishes throughout, including porcelain tiles in the rear garden, adding touches of luxury to the property.

Upon arrival, you are greeted by a front garden that exudes beauty and tranquillity, providing the perfect spot to unwind after a long day. The rear courtyard garden is a well-thought-out space, featuring turfed areas and decked areas, perfect for hosting gatherings or enjoying a quiet morning coffee.

Parking is made easy with the detached double garage, complete with roller shutters for both parking and storage.

Rare to the market, this period property is a fine example of architectural beauty that should not be missed. The kitchen diner is a standout feature, offering an amazing space to cook, dine, and entertain guests.

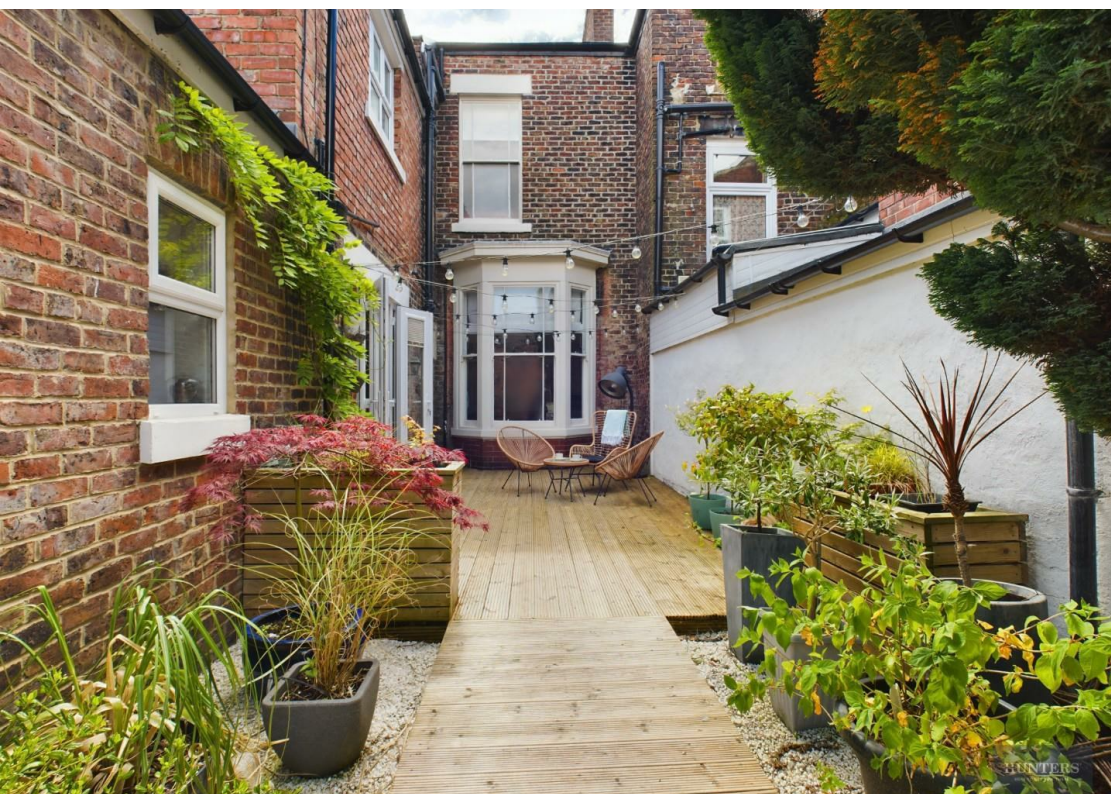
Close to excellent amenities, the City Centre and highly regarded schools

Don't miss out on the opportunity to own this exceptional property.

Viewing comes unreservedly recommended.









**HUNTERS**  
HERE TO GET YOU THERE

**Approximate total area<sup>(1)</sup>**  
2850.63 ft<sup>2</sup>  
264.83 m<sup>2</sup>

**Reduced headroom**  
48.2 ft<sup>2</sup>  
4.48 m<sup>2</sup>

(1) Excluding balconies and terraces

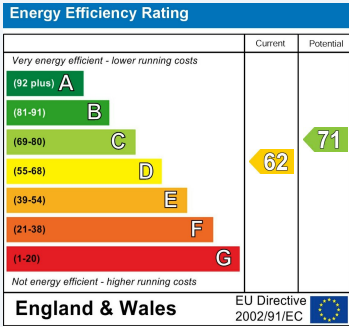
<sup>(2)</sup> Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

