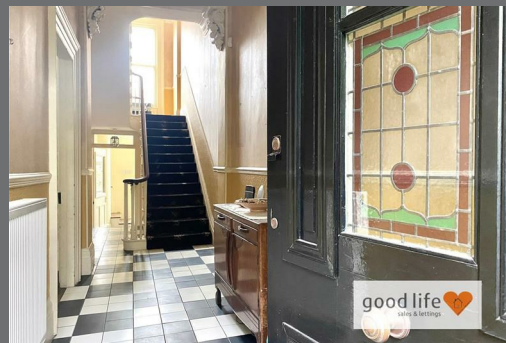


Park Place West
Sunderland
SR2 8HT



Park Place West

£300,000

INTRODUCTION

SPACIOUS PERIOD 6 BEDROOM TERRACE LOCATED WITHIN ONE OF THE CITIES GRAND TREE LINED PRIVATE ROADS BELIEVED TO HAVE BEEN BUILT BETWEEN 1850 & 1854 - GRADE 2 LISTED IN 1994 AS PART OF THE 24 HISTORIC HOMES IN THE TERRACE BUILT TO HOUSE SOME OF THE CITY'S MOST INFLUENTIAL FAMILIES OF THE DAY - FULL LOWER GROUND FLOOR WITH KITCHEN, AGA OVEN, WALK-IN LARDER/UTILITY & LARGE LIVING ROOM WITH BAY WINDOW - LOWER GROUND FLOOR CAN BE ACCESSED INTERNALLY BY STAIRCASE OR BY SEPARATE FRONT DOOR - GROUND FLOOR COMPRISING PERIOD STAIRCASE, 2 IMPRESSIVE RECEPTION ROOMS WITH 11FT HIGH CEILINGS & PERIOD FIREPLACES & PLASTERWORK -WC - FIRST FLOOR COMPRISES 3 BEDROOMS AND A BATHROOM - SECOND FLOOR COMPRISES 3 MORE BEDROOMS - GARDENS TO FRONT & REAR - GARAGE TO REAR WITH REMOTE DOUBLE DOOR ACCESS - GENERAL PERIOD FEATURES INCL FIREPLACES & LEADED STAINED GLASS WINDOWS, HIGH CEILINGS & PLASTERWORK, ENTRANCE DOORS & WELSH SLATE ROOF.

ENCLOSED PORCH

Tiled flooring, tiled walls, original partially-glazed with leaded glass front door.

ENTRANCE HALL

Tiled flooring, 2 double radiators, 2 doors leading off to reception rooms, staircase leading to first floor landing. Door leading off to rear lobby.

RECEPTION ROOM 1

A huge formal reception room.

Carpet flooring, front facing wooden framed double-glazed bay window with wooden shutters either side of the window. Large double radiator, original fire surround in a marble finish with cast open fire and tile hearth with brass fender. Original coving and plaster work to the ceiling. High 14" skirting board and deep architraves.

RECEPTION ROOM 2

Laminate wood-effect flooring, stylish fireplace in a wood finish with fluted and carved detail, cast open fire with tiled hearth. Large double radiator. This room has 11ft high ceilings and 14" high skirting and original plaster coving. Built-in storage cupboard.

REAR LOBBY

WC leading off, partially-glazed door leading to rear garden, staircase leading down to basement.

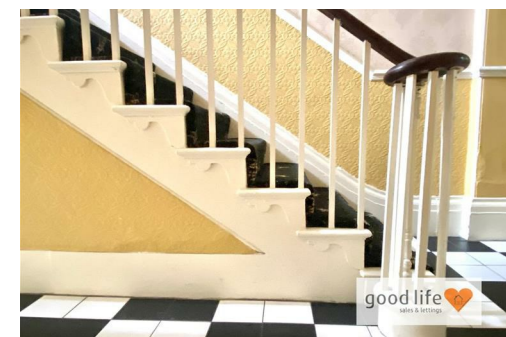
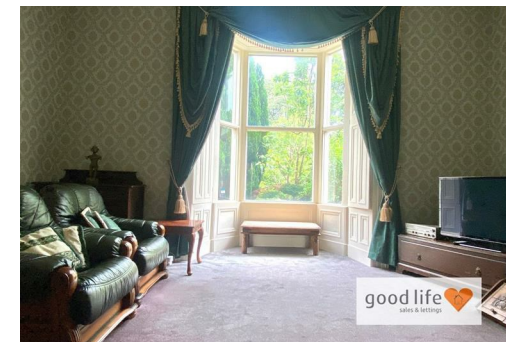
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Tiled flooring, toilet with low level cistern, sink with single pedestal and chrome tap, built-in cupboard, rear facing wooden framed single-glazed window.

BASEMENT

Accessed from the outside or from the inside of the house, the basement has its own front door leading into entrance lobby which leads into entrance hall. Natural wood flooring, double radiator, carpeted stairs to the ground floor with under stairs cupboard. 2 doors leading off, 1 to formal lounge and 1 to kitchen/dining room.

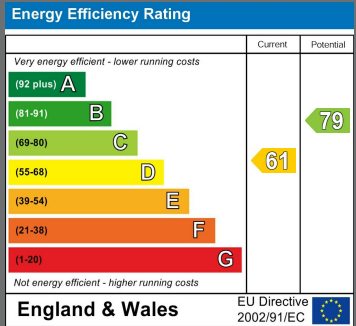
The basement would originally operated as the heart of the house with the kitchen Aga and possibly separate living quarters, and enjoys a separate access if required.



Local Authority

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Contact

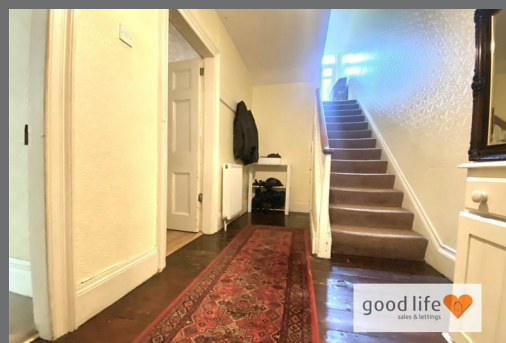
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