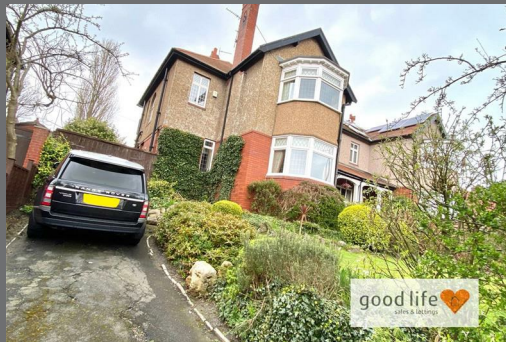


Thornholme Road  
Thornhill  
Sunderland  
SR2 7QF



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# Thornholme Road

£455,000

## INTRODUCTION

IMPRESSIVE, GRAND, 1920's 4 DOUBLE BEDROOM HOME IN PROMINENT POSITION - VERY LARGE GARDEN PLOT TO REAR - FABULOUS PERIOD ENTRANCE HALL, FULL STAIRCASE & LANDING - EFFECTIVELY 4 SPACIOUS LIVING ROOMS ON GROUND FLOOR - MODERN BREAKFASTING KITCHEN WITH GRANITE WORK TOPS, RANGE OVEN AND BESPOKE BREAKFAST TABLE WITH MATCHING GRANITE - DOWNSTAIRS WC & SEPARATE UTILITY - WILL APPEAL TO BUYERS LOOKING FOR A PROMINENT SPACIOUS PERIOD HOME OF CHARACTER, STYLE & QUALITY WITH A LARGE GARDEN PLOT ...

## ENTRANCE HALL

Carpet flooring, double radiator, original staircase to half landing, front facing window, doors leading off to reception room 1, 2 and 3.

## RECEPTION ROOM 1

Measurement taken into bay

A beautiful large reception room with gorgeous bay window, stylish fireplace with granite hearth and back and built-in coal-effect gas fire, large double radiator. The room has 10ft high ceilings.

## RECEPTION ROOM 2

An equally stunning reception room currently used as a dining room by the current owners with carpet flooring, beautiful original fireplace with granite hearth and back and built-in coal-effect gas fire, 2 double radiators. Double-glazed wooden framed windows with patio doors leading out to decked patio and garden. This room is equally impressive with 10ft high ceilings.

## RECEPTION ROOM 3

Measurements taken at widest points

Double radiator, coal-effect gas fire set within an impressive polished marble fire place. Door leading off to dining kitchen, double doors leading off to reception room 4 or conservatory.

## RECEPTION ROOM 4

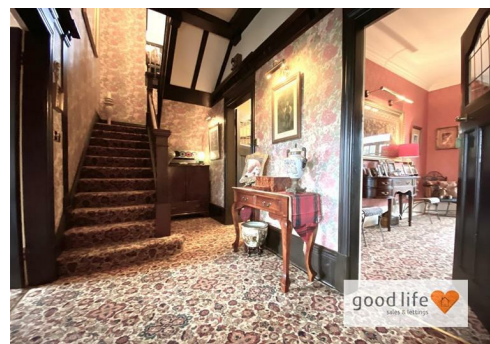
A stunning room which was formally the conservatory and has had a solid roof and tiles added creating a warm social space with 2 double radiators, double-glazed windows and 2 sets of patio doors leading out to the left and right. There are lovely views over the mature gardens from this room.

## BREAKFASTING KITCHEN

Tiled flooring, radiator concealed behind radiator cover, double-glazed window, hardwood door leading to the side of the property, door leading off to separate utility room, door leading off to WC. Stylish kitchen in a shaker style finish with granite work surfaces, inset sink with Monobloc tap. Central to the kitchen is a range style multi-oven and 5 ring gas hob and integrated extractor built into a bespoke extractor hood. Multiple storage and display units within the kitchen and a bespoke breakfasting table has been built utilising matching granite to the main work surfaces. Space for American style fridge/freezer, Integrated dishwasher, integrated under bench fridge.

## W C

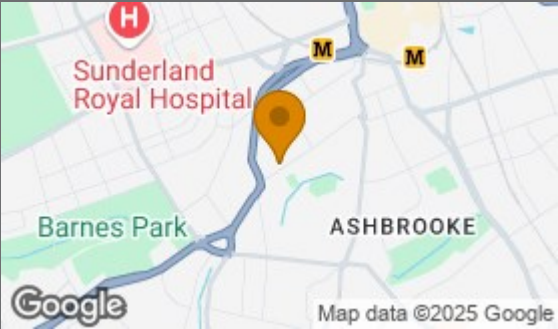
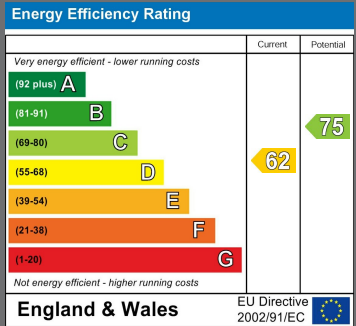
Tiled flooring, toilet with concealed cistern and flush, hand basin with chrome tap. Side facing double-glazed window with privacy glass, front facing double glazed window with leaded glass. Built-in cupboard providing useful storage, extractor fan.



Local Authority

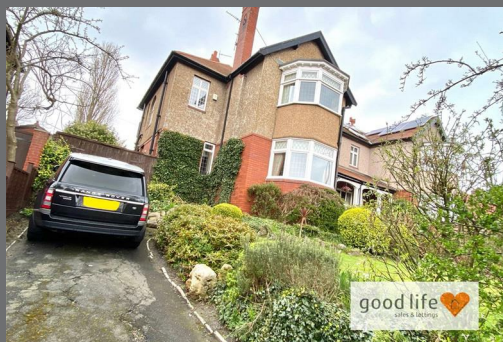
Council Tax Band

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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





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