

Rowlandson Terrace  
Ashbrooke  
Sunderland  
SR2 7SU



good life   
sales & lettings

# Rowlandson Terrace

£295,000

## INTRODUCTION

BEAUTIFUL MID TERRACE PERIOD HOME - FULLY MODERNISED & TASTEFULLY PRESENTED THROUGHOUT - OOOZES QUALITY WITH GORGEOUS FEATURES - 6 BEDROOMS & 2 RECEPTION ROOMS - MANY RECENT UPDATING WORKS INCL KITCHEN, BATHROOM & WINDOWS - REPLACEMENT ROOF A FEW YEARS AGO - VEHICLE ACCESS VIA REMOTE DOOR TO REAR - ARGUABLY THE BEST VALUE PROPERTY OF IT'S TYPE AVAILABLE ...

## ENTRANCE VESTIBULE

Entrance via original door. Tiled flooring, light, double-glazed double door leading into entrance hall.

## ENTRANCE HALL

Carpet flooring, double radiator, under stairs cupboard providing storage, beautiful original staircase leading to half landing, 2 main reception rooms leading off and to the rear of the hallway there is a door leading to rear entrance lobby.

## RECEPTION ROOM 1

Measurements taken at widest points and into alcove

Beautiful formal drawing room with carpet flooring, large double radiator, log burning stove built into chimney breast, amazing period bay window with secondary glazing fitted internally leaving the original sash windows in situ and the original stained glass also. The ceiling is something to behold with original coving and plaster work. Decorative wood work extends above the internal door. Door leading off to dining room.

## RECEPTION ROOM 2

Carpet flooring, double radiator, period style fireplace in a painted cast finish with tiled hearth, rear facing white uPVC double-glazed bay window and original panelling to either side and beneath. Single door leads through to the first reception room providing a link.

## REAR ENTRANCE LOBBY

Providing a formal entrance from the rear courtyard with GRP double-glazed door leading in and out, radiator, 1 large built-in cupboards useful storage, partially-glazed door leading to entrance hall, partially-glazed door leading off to kitchen, door leading off to WC.

## W C

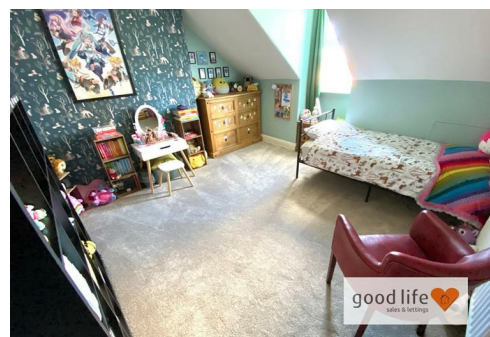
Laminate wood-effect flooring, recessed lights, toilet with low level cistern, hand basin with chrome tap storage beneath.

## DINING KITCHEN

Beautiful recently modernised kitchen with laminate wood-effect flooring, double radiator, white uPVC double-glazed windows facing out onto courtyard. Modern fitted kitchen with a range of wall and floor units in a soft ivory colour with laminate wood-effect work surfaces. Integrated double fridge/freezer, integrated electric oven, integrated combination microwave, integrated dishwasher, 4 ring gas hob with feature extractor chimney in black finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Ample space for dining table and chairs. Partially-glazed door at the rear leading to separate utility room.

## UTILITY ROOM

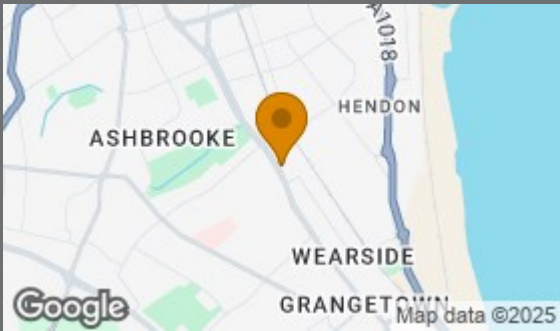
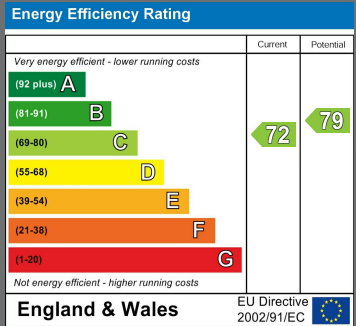
Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Wall mounted quality Worcester Bosch combi boiler, space and plumbing for a washing machine and dryer. Ample space for storage etc.



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



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