

Elmwood Street  
Thornhill  
Sunderland  
SR2 7JJ



# Elmwood Street

## £245,000

### INTRODUCTION

PERIOD 6 BED MID TERRACE - 2 GRAND RECEPTION ROOMS - FULLY MODERNISED TO CONSIDERABLE EXTENT - STUNNING FIREPLACES, DOORS, CEILINGS - NEW ROOF IN RECENT YEARS - KITCHEN, BATHROOM, REWIRE, GCH ; ALL UPDATED - ORIGINAL WOODWORK STRIPPED BACK AT CONSIDERABLE COST - NO CHAIN - ASTONISHING VALUE ...

### ENTRANCE VESTIBULE

Tiled flooring, stripped back panelling to the wall, new electric consumer unit installed Feb 2021 (according to the notes) partially-glazed door leading off to entrance hall.

### ENTRANCE HALL

Carpet flooring, large double radiator, original staircase leading to half landing, 2 reception rooms leading off, large built-in cupboard, external door leading to the rear courtyard, built-in coms cupboard, partially-glazed door leading off to kitchen and additional built-in storage cupboard, space under the stairs also which has been stripped out and is currently used for coat hanging.

### RECEPTION ROOM 1

A huge formal reception room. Carpet flooring, stripped back panelling in the impressive bay window which has uPVC double-glazed units, absolutely stunning fireplace with potential for open fire and there is stripped back high skirting and stripped back doors with antique door furniture. The ceiling has been completely refurbished to almost original condition which is a stunning aspect of the property and one which is echoed through to reception room 2.

### RECEPTION ROOM 2

Carpet flooring, beautiful fireplace with tiled hearth, stunning window with stripped back panelling and uPVC double-glazed inserts, stripped back door, architrave, skirting and picture rail. The ceiling restoration is a joy to behold.

### DINING KITCHEN

Beautiful large space with fully fitted kitchen, installed in recent years, comprising a range of wall and floor units in a cream high gloss finish with contrasting laminate work surface, ceramic sink with single bowl, single drainer and Monobloc tap, range style oven with multi-ovens and multiple ceramic hobs. Ample built-in cupboards and storage radiator provides heat to the space. The ceiling is partially vaulted with a double-glazed roof window allowing additional light in addition to the 2 uPVC double-glazed windows which face onto the rear courtyard. Door leading off to separate utility.

### UTILITY

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window, partially-glazed door leading to the rear courtyard. Fitted units providing a good degree of storage and also providing space and plumbing for washing machine with stainless steel sink with single bowl, single drainer and taps.

### HALF LANDING

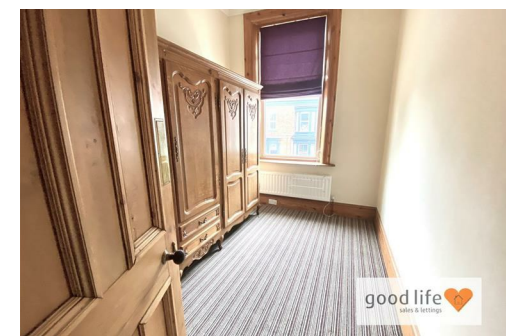
Rear facing white uPVC double-glazed window, stairs to first floor landing, door leading off to separate WC.

### W C

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Location of the Combi boiler, toilet with high level cistern.

### FIRST FLOOR LANDING

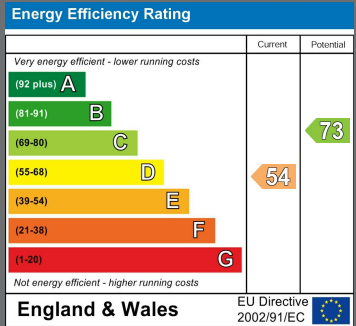
Staircase continues, original stripped back cupboard for storage, stairs to another half landing. 3 doors leading off.





Local Authority  
Sunderland

Council Tax Band  
C



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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