

Beresford Park  
Ashbrooke  
Sunderland  
SR2 7JU



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## Beresford Park

# Offers In The Region Of £395,000

### INTRODUCTION

SUBSTANTIAL 5 DOUBLE BED SEMI-DETACHED - EN SUITE TO MASTER BEDROOM - PERIOD HOME CONSTRUCTED AROUND 1930 - GRAND ENTRANCE HALL & STAIRCASE - 2 BEAUTIFUL RECEPTION ROOMS - SEPARATE KITCHEN & DINING ROOM - MULTI-CAR DRIVEWAY & DETACHED GARAGE - GROUND FLOOR & FIRST FLOOR BATHROOMS - NO CHAIN ...

### ENTRANCE HALL

Natural wood flooring, double radiator, front facing leaded single-glazed window, gorgeous original staircase with half turn leading to first floor landing. Doors leading off to formal reception room, secondary lounge, built in cupboard, large storage cupboard and dining room.

### FORMAL LOUNGE

20'2 x 16'5

Measurements taken at widest points and into bay.

Beautiful formal reception room with gorgeous uPVC double-glazed quality bay window with leaded stained glass. Beautiful high ceilings extending to approx. 10ft with ornate plaster work and coving and original art deco style fire surround in polished finish (what appears to be mahogany finished) tiled insert and polished fender with coal effect gas fire. Large double radiator providing additional heat to this fabulous room.

### SECOND RECEPTION ROOM

19'2 x 17'10

Equally impressive and rear facing with private outlook onto block paved patio and French doors leading directly onto the patio. Wooden framed double-glazed bay window, stripped back flooring, large double radiator providing heat to the space. beautiful high ceilings with ornate plaster work and decorative mouldings. Stunning open fire with beautiful surround and slate effect hearth with fender.

### DINING ROOM

14'2 x 10'4

Stripped back flooring, double radiator, built in cupboard providing lots of storage, rear facing wooden framed single-glazed leaded window with views over block paved courtyard, partially-glazed door leading directly to the kitchen. Ample space for dining table and chairs. Please note, the dining room and kitchen share a party wall and there may be possibilities to combine the two in the future subject to appropriate structural calculations etc etc.

### KITCHEN

14'1 x 9'0

Tiled flooring, 2 wooden framed single-glazed leaded windows, side and rear facing, external door with cat flap leading to out to the rear courtyard. Hand made fitted kitchen with natural wood work surfaces, oven with 5 ring gas hob. Belfast ceramic sink with monobloc tap, large double radiator. Door leading off to ground floor shower room.

### GROUND FLOOR SHOWER ROOM

8'3 x 6'2

Renovated as a shower/wet room with vinyl flooring, shower fed from the main hot water system, toilet with low level cistern, sink with single pedestal and chrome tap. Built in storage cupboard, radiator, front facing wooden framed single-glazed leaded window.

### FIRST FLOOR LANDING

Roof light, radiator, 7 doors leading off, 5 to bedrooms, 1 to WC, 1 bathroom.



## MASTER BEDROOM

17'1 x 16'7

Measurements taken at widest points and into bay.

Beautiful very large master bedroom.

Carpet flooring, radiator, white uPVC double-glazed high quality front facing bay window with leaded stained glass. Door leading off to en suite.

## EN SUITE

8'6 x 6'4

Tiled flooring, corner bath with tap and showerhead attachment, sink with single pedestal and chrome taps, toilet with low level cistern, radiator. The walls are finished in a ceramic tile in their entirety with decorative border. Electric shaving point.

## BEDROOM 2

19'1 x 13'3

Measurements taken at widest points and into bay.

Very large double bedroom.

Double radiator, carpet flooring, 2 built in cupboards either side of chimney breast, large rear facing wooden framed single-glazed bay window.

## BEDROOM 3

13'10 x 10'3

Natural wood flooring, double radiator, rear facing wooden framed single-glazed leaded window. This is a good size double bedroom.

## BEDROOM 4

11'1 x 11'1

Measurements taken at widest points.

Carpet flooring, large radiator, quality front facing white uPVC double-glazed window with leaded stain glass. This is a double bedroom.

## BEDROOM 5

10'3 x 9'0

Also a double bedroom.

Carpet flooring, double radiator, rear facing wooden framed single-glazed window with leaded glass. This room was formally used as an office.

## W C

5'4 x 3'3

Ceramic tile flooring, radiator, side facing wooden framed single-glazed leaded window with privacy glass. Ceramic tiles to the walls with decorative border.

## BATHROOM

8'11 x 6'2

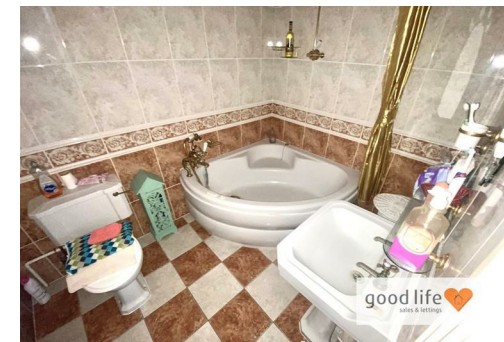
Ceramic tile flooring, double radiator, front facing wooden framed single-glazed window with leaded glass. Bath with p-shaped end and glass shower screen over with chrome taps and shower fed from the main hot water system, toilet with high level cistern, sink with single pedestal and chrome taps. The walls are finished in a ceramic tile with decorative border. Please note, the bathroom door and the separate WC door both have the original leaded stained glass in situ.

## DETACHED GARAGE

## EXTERNALLY

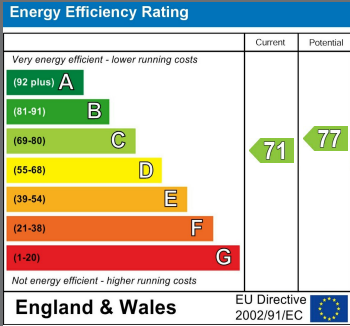
Very well maintained and landscaped front garden with crazy paved pathway leading to up to a grand portico open porch.

Separate driveway to the side of the property for multiple vehicles leading to detached garage at the rear.



Local Authority  
Sunderland

Council Tax Band  
F



**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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