



The Westlands, High Barnes, Sunderland

Offers in the Region of £395,000

**STUNNING HISTORIC PERIOD CORNER/END OF TERRACE HOME
IN CENTRAL SUNDERLAND**

**ORIGINAL BUILD COMPRISING GROUND, FIRST & SECOND
FLOORS IN THE REGION OF 3000 SQUARE FOOT**

EXTREMELY WELL PRESENTED THROUGHOUT

**BELIEVED TO HAVE BEEN BUILT AROUND 1898 BY JOHN WILLIAM
WHITE AS THE PRIME HOME ON "THE WESTLANDS"**

EPC RATING (to follow)

7 DOUBLE BEDROOMS

STUNNING HISTORIC PERIOD CORNER/END OF TERRACE HOME IN CENTRAL SUNDERLAND - 7 DOUBLE BEDROOMS - BELIEVED TO HAVE BEEN BUILT AROUND 1898 BY JOHN WILLIAM WHITE AS THE PRIME HOME ON "THE WESTLANDS" - ORIGINAL BUILD COMPRISING GROUND, FIRST & SECOND FLOORS IN THE REGION OF 3000 SQUARE FOOT - EXTREMELY WELL PRESENTED THROUGHOUT - HOST OF IMPORTANT ORIGINAL PERIOD FEATURES INCLUDING STAIRCASES, DOORS, EXQUISITE CEILINGS & FIREPLACES - 32FT DINING KITCHEN WITH BAY WINDOW & AGA RANGE OVEN - DRIVEWAY PARKING PLUS ADDITIONAL ENCLOSED PARKING TO REAR COURTYARD - GAS CENTRAL HEATING & HOT WATER VIA POWERFUL WORCESTER HIGH FLOW COMBI BOILER - SIMPLY BEAUTIFUL RARE EXAMPLE OF A LATE VICTORIAN HOME WELL MAINTAINED & PRESENTED - VIEWING IS ESSENTIAL TO APPRECIATE THE QUALITY OF THE OPPORTUNITY ON OFFER... Good Life Homes are delighted to bring to the market a substantial end of terrace home of considerable stature and one of the most important residential properties in the immediate location, full of stunning, original Victorian features. Built and occupied by JW White, (the constructor of The Westlands) ; in its day The Westlands were considered the Belgravia of Sunderland according to a local history society and Number 1 was the finest property in the terrace occupying a prominent site on the corner of Ewesley Road and Chester Road. Constructed over ground, first and second floors with a beautiful staircase connecting each floor, there are 7 double bedrooms split between the first and second floors including a guest room with en suite and small

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE VESTIBULE

Partially-glazed door leading into entrance hall.

ENTRANCE HALL 14' 3" x 9' 9" (4.34m x 2.97m)

Parquet flooring, circular window, beautiful ornate ceiling, original column radiator, gorgeous staircase with carved balustrade and spindles. Doors leading off to formal drawing room and second reception room, under stairs cupboard providing lots of useful storage, ground floor WC, second entrance located to the side of the property and kitchen/dining room.

DRAWING ROOM 18' 5" x 18' 2" (5.61m x 5.53m)

Parquet flooring, column radiator, wooden framed single-glazed bay window with sash, stunning original fire place in exquisite marble finish with open fire. Gorgeous high ceilings extending to approx. 10ft 9" with original coving and cornice.

RECEPTION ROOM 2 15' 7" x 14' 1" (4.75m x 4.29m)

A lovely large more informal reception room with carpet flooring, column radiator, rear facing wooden framed single-glazed window. Gorgeous original fire surround, high ceilings with coving and cornice.

WC 4' 5" x 3' 3" (1.35m x 0.99m)

Tiled flooring, side facing white uPVC double-glazed window. White toilet with low level cistern, white hand basin with chrome taps. The walls are finished from floor to ceiling in contrasting Metro tiles with LED recessed lights to ceiling.

DINING KITCHEN 32' 0" x 13' 8" (9.75m x 4.16m)

Measurements taken into bay. A stunning rear dining kitchen which has been updated with sympathetic period style kitchen, column radiator, side facing wooden framed single-glazed bay window, wooden framed single-glazed sash windows facing out onto rear garden. Double Belfast sink with flexible tap, stunning electric Aga with multiple ovens and stoves set within an impressive large fire surround for stunning effect. Integrated electric oven and 4 ring induction hob with designer style extractor for more day to day cooking. Door leading off to rear porchway, door way leading off rear utility.

REAR UTILITY 9' 10" x 4' 0" (2.99m x 1.22m)

Laminate wood-effect flooring, rear facing wooden framed single-glazed sash window. Space and plumbing for a washing machine, space and plumbing for a dryer, under bench fridge and freezer.

REAR PORCH

Laminate wood-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading out to the rear.

HALF LANDING

Door leading off to WC, side facing wooden framed single-glazed window. Stairs to the front and rear landing.



WC 4' 3" x 3' 2" (1.29m x 0.96m)

Tiled flooring, white toilet with low level cistern, white sink with single and chrome taps, wooden framed single-glazed window. The walls are finished in a ceramic tile to half height with a wall covering above.

REAR LANDING

Door leading off to guest bedroom, door leading off to bathroom.

BATHROOM 9' 4" x 6' 10" (2.84m x 2.08m)

Tiled flooring, wooden framed single-glazed sash windows. Victoria style slipper bath with brass tap and showerhead attachment. Separate sink with single pedestal and brass taps, separate quadrant shower cubicle with water jets and showerhead. Column style radiator with towel heater attachment, white toilet with high level cistern. The walls are finished to approx. half height in a ceramic tile with contrasting ceramic tile in the remainder of the walls with recessed lights to ceiling.

GUEST BEDROOM 15' 9" x 14' 2" (4.80m x 4.31m)

Set up as a guest bedroom with laminate wood-effect flooring, beautiful wooden framed single-glazed sash bay window with views over Ewesley Road Methodist Church, St Gabriel's church and even the Stadium of light and sea views in the distance. Original gorgeous fire surround, built-in cupboard, fixed stair leading up to small group of separate rooms which could be utilised as an office, door leading off to kitchen.

KITCHEN 8' 8" x 7' 7" (2.64m x 2.31m)

Vinyl wood-effect flooring, radiator, wood effect uPVC double-glazed door leading out to rear Juliet balcony. Range of wall and floor units in a medium wood-effect with contrasting laminate work surfaces, stainless steel sink with drainer and shower style tap, electric sockets beneath work surface allowing space for appliances. Door leading off to shower room.

SHOWER ROOM 8' 6" x 2' 6" (2.59m x 0.76m)

Tiled flooring, hand basin with chrome tap, shower cubicle with folding glass doors and shower fed from the main hot water system. Side facing single-glazed sash window.

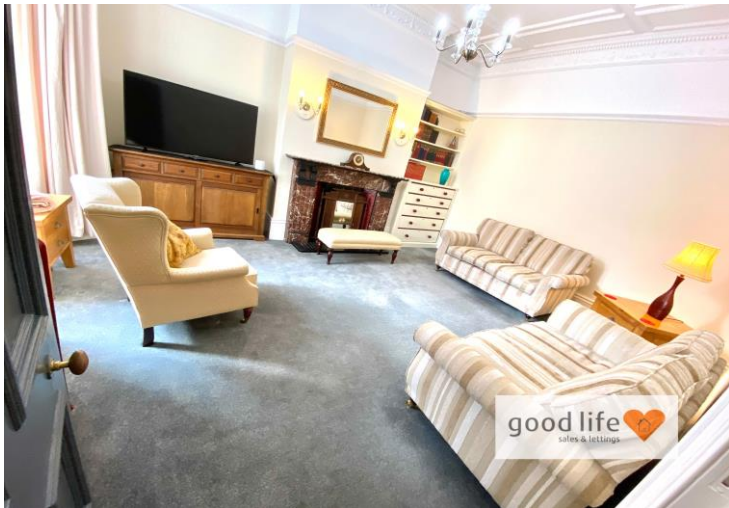
FIRST FLOOR LANDING

3 doors leading off to double bedrooms, staircase leading to the second floor.

BEDROOM 2 18' 4" x 18' 2" (5.58m x 5.53m)

Measurements taken into bay. This is a stunning room. Carpet flooring, large front facing wooden framed single-glazed bay window with elevated views. Column radiator, stunning marble fireplace with tiled hearth. Stunning ornate plaster ceiling with original coving and cornice and period design.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.