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Thornhill Terrace, Thornhill, Sunderland

£435,000







A magnificent three storey mid terrace Victorian Townhouse with great character and a wealth of charm, featuring decorative plasterwork, tall ceilings, deep skirting boards and sash windows, situated on the highly regarded Thornhill Terrace. Internally the beautifully appointed accommodation is accessed via an entrance vestibule leading through to a most impressive reception hall with grand staircase to the first floor. There are two generous reception rooms, both with feature fireplaces, a living room / breakfast room, opening through to a fabulous high quality kitchen, fitted with an excellent range of units and granite worksurfaces. A useful utility and a cloakroom/wc complete the ground floor accommodation. To the first floor there is a washroom/wc and three bedrooms, one with an en-suite shower room/wc, moving up to the half landing is a modern family bathroom/wc and to the top floor a stunning master bedroom with a luxury en-suite bathroom/wc, incorporating a shower cubicle. Externally there is a wonderful, landscaped garden to the front with artificial grass, patio area and mature planting whilst to the rear a superb courtyard with patio, gravelled areas and planted borders. There is garage and a car port, both with remote control roller shutter access doors. This location is ideal for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly advise arranging a detailed inspection to fully appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor



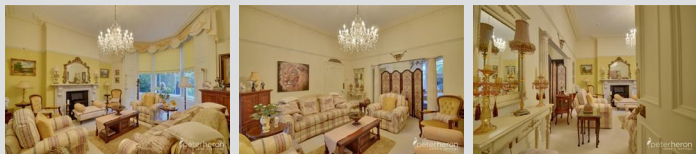
Beautiful Gothic design part glazed door to

Reception Hall



A most impressive reception hall with detailed covered cornicing to ceiling and wrought iron turned handrail staircase and a radiator.

Drawing Room 17'5" x 18'9"



Original sliding sash windows shutters and secondary double glazing. Beautiful period marble fireplace with cast iron insert, coved cornicing and rose to ceiling, picture rail, double radiator.

Dining Room 18'9" x 15'7"



Bay with architraving, sliding sash windows, door leading out to the rear gardens, secondary double glazing, double radiator, original coved cornicing to ceiling, picture rail, beautiful original fireplace with cast iron insert and stone hearth.

Inner Lobby

Stairs leading down to basement.

Basement 7'6" x 16'0"

Brilliant space for storage etc.

Ground Floor Cloakroom/WC



Low level WC and wall mounted washbasin - attractive period style white suite with chrome taps and tiled splashbacks, double glazed window to side elevation, vinyl flooring.

Living Room / Breakfast Room 10'7" x 14'2"



A versatile room with coved cornicing to ceiling, double radiator, double glazed sash style windows to side elevation with working shutters and secondary double glazing, double radiator. This is a favourite space of our clients and serves as a living area perfect for families and entertaining. The room opens through to;

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MAIN ROOMS AND DIMENSIONS

Kitchen 10'0" x 14'4"



Beautifully crafted with an extensive range of base and eye level units with solid granite working surfaces, Belfast sink with granite drainer and period style mixer taps, tiled splashbacks and downlighting. There is space for a range style cooker and for an American style fridge freezer, an integrated dishwasher, tiled floor, double glazed window to side elevation, two additional single glazed window with secondary double glazing to side and rear elevations, single radiator, part glazed door to

Utility 7'8" x 9'4"



Base units with coloured working surfaces incorporating single drainer sink unit with mixer taps, plumbing for

automatic washing machine, space for fridge freezer, integrated wine rack, vinyl flooring, double glazed windows to side and rear elevations, part glazed door leading out into beautiful rear courtyard.

Half Landing



Double glazed window to rear elevation, coved corning to ceiling, original corbels, dado rail.

Washroom

Low level WC and wall mounted washbasin - white suite with single glazed window to rear elevation, vinyl flooring, tiled splashbacks, wall mounted gas combination boiler serving hot water and radiators.

First Floor Landing



Coved corning to ceiling and radiator.

Bedroom 2 (rear) 15'8" x 16'0"



Original sliding sash windows with secondary glazed units, single radiator and coved corning to ceiling. Incorporating

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En-Suite Shower Room



Low level WC, washbasin and double shower cubicle - attractive suite with panelled walls to dado level, halogen downlights, heated towel rail.

Bedroom 3 (front) 14'11" x 15'8"



Sliding sash windows to front elevation with original architraving and secondary glazed units, beautiful open views over the gardens and St Anthony's Girls School and Convert beyond. Built in wardrobes, original marble fireplace with cast iron insert and stone hearth, coved corning to ceiling, single radiator.

Bedroom 4 (front) 8'0" x 10'9"



Sliding sash windows to front elevation with original architraving, coved corning to ceiling and radiator.

Half Landing



Family Bathroom 4'3" x 11'1"



Low level WC, wall mounted washbowl with glass shelving and pedestal mixer taps, free standing rolled edge claw foot bath with shower mixer - beautiful white suite with stripped and polished floorboards, double glazed window to rear elevation, wall mounted extractor unit. Electric shaving point, wall mounted heated towel rail.

Second Floor Landing

Skylight and built in wardrobes with sliding mirror fronted doors,

Master Bedroom 14'0" x 31'11"



Maximum dimensions. To the front the large windows have secondary glazed units and provide beautiful open views to the front. To the rear the timber framed double glazed window is frosted allowing the optimum in privacy. Double radiator, Eaves storage cupboards, second single radiator.

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MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom 7'3" x 10'2"



Low level WC, Regency style free standing washbasin with mixer taps, free standing rolled edge claw foot bath with shower mixer, large walk in shower enclosure, large rose and separate shower riser - beautiful white suite with wall mounted heated towel rail, single radiator, secondary double glazed dormer windows to front elevation.

Front Exterior



Boasting magnificent mature gardens to front with a southerly aspect, artificial grass, well established borders with an impressive selection of planting. In addition there is a patio seating area with beautiful views over the garden.

Rear Exterior



The magnificent enclosed courtyard to the rear, an impressive selection of mature plants and beautiful raised borders, in addition to a delightful patio seating. External lighting and external cold water supply together with security lighting. Carport with remote control electric roller shutter door, 9'6" x 21'0".

Garage 13'7 x 17'6

GARAGE with remote control electric roller shutter door, storage facility within the roof space, base and eye level units, working surfaces and ample electric points and sockets, part glazed door leading into the rear courtyard.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	61
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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Ground Floor
Approximate Floor Area
(101.74 sq.m)



First Floor
Approximate Floor Area
(71.40 sq.m)



Second Floor
Approximate Floor Area
(51.63 sq.m)

