









A substantial five bedroom, three storey mid terrace period house, enjoying great character and charm, with impressive fireplaces, decorative plasterwork, tall ceilings and deep skirting boards. Internally the accommodation is accessed via an entrance vestibule, connecting through to a wonderful reception hall with grand staircase to the first floor. There are two generous reception rooms, both with bay windows and imposing fireplaces, a breakfasting kitchen and a utility. On the first floor there are three bedrooms and a wc, whilst to the top floor there are two further bedrooms, a box room / study and a bathroom/wc. Features of the property include a lawned garden to the front, a courtyard to the rear, an excellent outbuilding and a cellar. Thornhill Gardens is a pleasant tree lined cul-de-sac in the heart of Ashbrooke Conservation Area, ideally located for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. Available with no upper chain involved, we highly advise arranging a viewing to appreciate the potential this property has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Vestibule

There is an inner door connecting through to the reception hall.

Reception Hall



A spacious and most impressive reception hall with a grand staircase to the first floor, there is decorative plaster work to the ceiling, a built in storage cupboard, a door providing access down to the cellar, a radiator and an external door to the rear courtyard.

Lounge 18'2" into bay x 17'2" into alcove



With a bay window to the front with single glazed sash windows, there are exposed floor boards, an attractive period fireplace, cornicing, a picture rail and a radiator.

Dining Room/Sitting Room 18'6" into bay x 15'4" into alcove



With a bay to the rear with single glazed sash window, there is cornicing, a period fireplace, a picture rail and a radiator.

Breakfasting Kitchen 15'5" x 10'9"



With a range of units with wood work surface over incorporating an inset Belfast sink unit, there are two single glazed sash windows, a radiator and space has been provided for the inclusion of a cooker and a fridge freezer, a door leads through into the utility.

Utility 9'6" x 7'0"

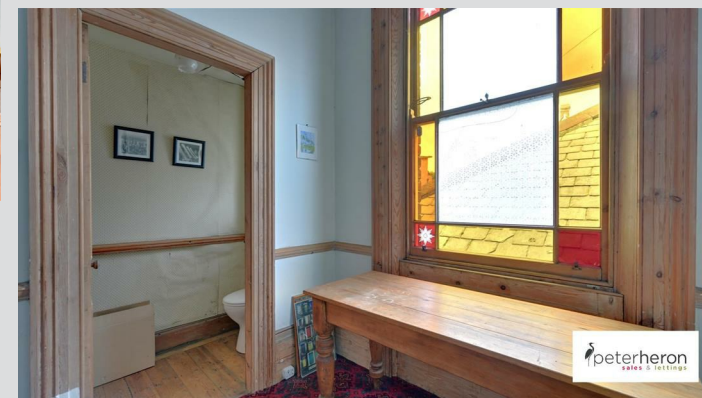
With space provided for the inclusion of a washing machine and a tumble dryer, there is a wall mounted boiler and single glazed windows to both the side and rear.

Half Landing



With a feature single glazed sash window with coloured glass, a door connects to the WC and the staircase continues to the first floor landing.

WC



With a fitted WC and a single glazed sash window.

First Floor Landing

With doors leading off to bedrooms one, two and three, the staircase continues up.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 18'0" into bay x 15'0" into alcove



With a bay to the front with single glazed sash window and there are two radiators.

Bedroom 2 15'10" x 14'4"



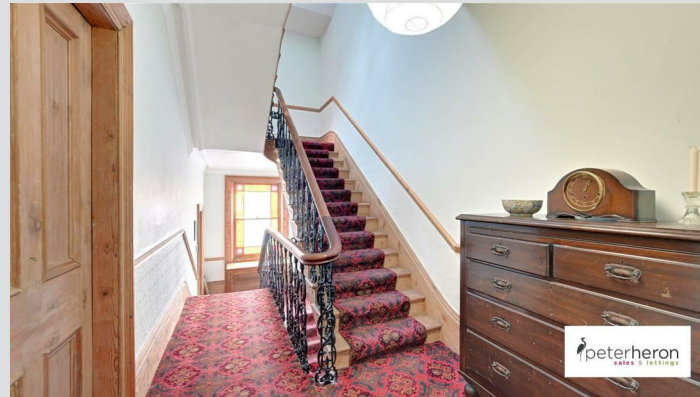
Single glazed sash window to the rear, a radiator, coving, a superb period fireplace and a built in cupboard.

Bedroom 3 10'10" x 7'10"



With a single glazed sash window to the front and a radiator.

Half Landing



With a door to the family bathroom and the staircase continues to the top floor landing.

Family Bathroom



With a WC, pedestal wash hand basin, free standing roll top bath and a step in shower cubicle with electric shower, there is a radiator and a single glazed sash window.

Top Floor Landing

With a built in cupboard and doors leading off to bedrooms four and five and also to the box room/study.

Bedroom 4 14'3" x 11'5" approx measure to sloping ceiling



Single glazed sash window to the rear and a radiator.

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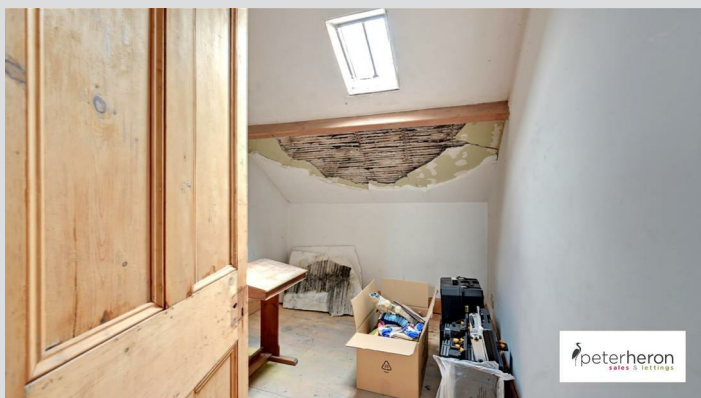
MAIN ROOMS AND DIMENSIONS

Bedroom 5 13'9" x 13'9"



Single glazed sash window to the front and a radiator.

Box Room/Study 8'6" approx measure to sloping ceiling x 7'10"



A sloping ceiling with a skylight window.

Outside



There is a lawned garden to the front, a courtyard to the rear with a gated access to the rear service lane and there is also located to the rear a generous brick built building providing fantastic potential.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band D.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

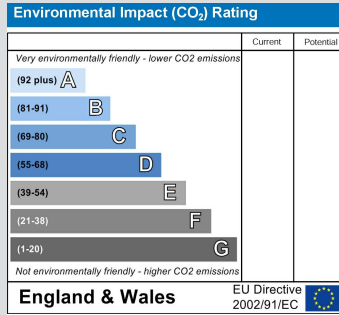
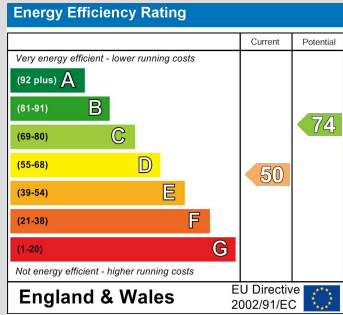
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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MAIN ROOMS AND DIMENSIONS



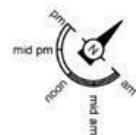
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Basement
Approximate Floor Area
(24.25 sq.m)

Ground Floor
Approximate Floor Area
(99.97 sq.m)



First Floor
Approximate Floor Area
(74.21 sq.m)

Second Floor
Approximate Floor Area
(67.62 sq.m)

6 Thornhill Gardens