









This fabulous five bedroom home occupies the ground and first floor of this imposing, period town house situated within the heart of the leafy Ashbrooke Conservation area. The property enjoys a wealth of beautiful character features, spacious rooms, a wonderful, established garden and garaging. Internally the accommodation is accessed via an entrance vestibule with a part glazed door with beautiful stained and leaded glass detailing leading through to an impressive reception hall with grand staircase to the first floor and a delightful window seat. There are two main reception rooms, both of generous proportions, a breakfasting kitchen, a useful utility, shower room/wc, garden room and a versatile room, ideal as an additional reception room or study. On the first floor there is a stunning family bathroom with bath and walk in shower, five bedrooms, two with en-suite facilities. Externally there is a mature garden, laid mainly to lawn with established planting, a garage with electric roller shutter access door and a yard providing off street parking. This location is ideally placed for local amenities, shops and schools as well as providing convenient access in to Sunderland City Centre and offers excellent transport connections. There is also the potential option to purchase the top floor flat by separate negotiation, please contact our office for further information. This property provides a rare opportunity to the market, we highly advise arranging a detailed inspection to appreciate this remarkable and flexible home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door to the entrance vestibule.

Entrance Vestibule

Part tiled floor and a half stained glass door leading to the inner hall.

Reception Hall



Impressive reception hall, window with a window seat to the side elevation, radiator, coving to ceiling, attractive flooring and a grand staircase to the first floor.

Living Room 20'2 x 19'2 into bay



A generous reception room with four single glazed sash style windows to the front, ornate ceiling, exposed wood floor, radiator and a feature fireplace with a wood burning stove.

Sitting Room 22'4" x 18'9" max



Versatile space with a double glazed bay window to the rear and an additional high level double glazed stained glass window, exposed wood floor, feature fireplace with tiled surround insert and hearth with open fire, coving to ceiling and a radiator.

Reception Room / Study 12'9 x 12'0



Large window to the side overlooking the garden to the side and a radiator.

Shower Room/WC



White suite comprising a low level WC, shower with tiled surround, radiator, double glazed window to the side, half panelled walls.

Breakfasting Kitchen 16'10 x 14'10 max



Range of wall and base units incorporating a sink and drainer unit with mixer tap, tiled splash back, tiled floor, glass display cabinet, radiator, pantry, and three double glazed windows.

Utility

Range of wall and base units, stainless steel sink and drainer unit, wall mounted gas central heating boiler, two double glazed windows.

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MAIN ROOMS AND DIMENSIONS

Garden Room 13'1 x 7'10

Light and airy room with windows to the side elevation overlooking the side garden, door leading out onto the garden and a radiator.

First Floor Landing

Radiator and a walk in wardrobe.

Master Bedroom 18'9 into bay x 18'11



Four double glazed timber framed glazed sash style window to the front, coving to ceiling, radiator, ornate feature fireplace, fitted wardrobes, fitted window seat, freestanding roll top bath with mixer tap and shower attachment.

En Suite



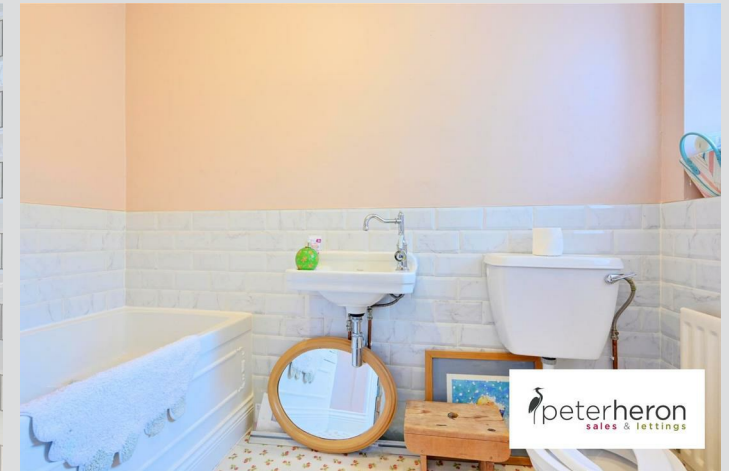
White suite comprising a low level WC, wall hung wash hand basins set with tiled splash back, shower with rainfall style shower head, tiled surround, timber framed double glazed sash style window, heated towel rail.

Bedroom 2 19'0 x 16'2



Two double glazed windows to the rear, ornate feature fireplace, radiator and fitted wardrobes with storage.

En Suite



White suite comprising a low level WC, wash hand basin and a short bath. Double glazed window and a radiator.

Bedroom 3 20'0 max into bay x 14'7 max



Dual aspect with a double glazed window to the side and a

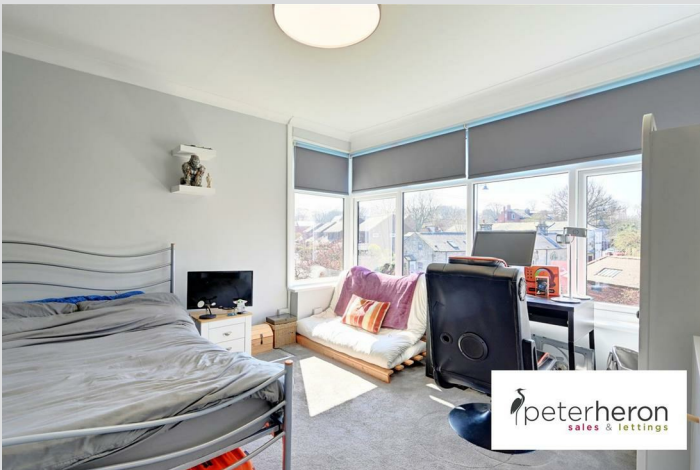
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MAIN ROOMS AND DIMENSIONS

double glazed bay window to the rear, ornate feature fireplace, radiator and coving to ceiling.

Bedroom 4 12'6 x 12'5



Large double glazed floor to ceiling window and a radiator.

Bedroom 5 11'10 x 13'1

Double glazed floor to ceiling window and a radiator.

Bathroom



A fabulous bathroom with a white suite comprising a low level WC, twin wash hand basins set into vanity unit, corner Jacuzzi bath, walk in shower with rainfall style shower head and an additional shower attachment, double glazed window, heated towel rail and an extractor.

Cellar

Accessed via stairs from the hallway, proving storage space.

Garage

With roller shutter.

Outside



Garden to the front, and a large mature garden to the side with a lawn and an extensive range of plants, trees and shrubs. To the rear of the property there is a garage with electric roller shutter and a yard which provides secure of street parking.

Tenure

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

Council TaxBand

The Council Tax is Band E.

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Viewings

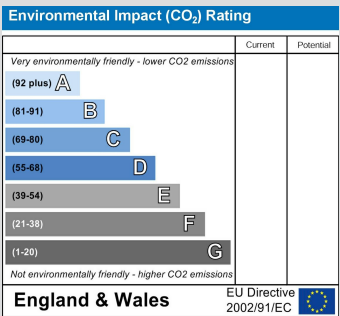
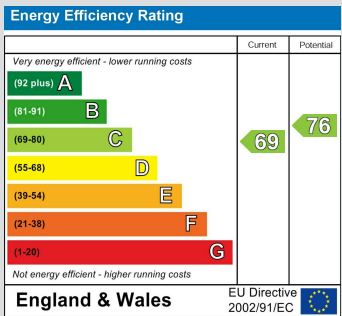
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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