

An imposing four storey, six bedroom mid terrace, period Town House, retaining a wealth of character and wonderful period features with tall ceilings, decorative plasterwork, deep skirting boards, a grand staircase and impressive fireplaces. The internal accommodation is accessed at raised ground floor level via a fabulous reception hall with superb staircase to the first floor. There are two generous and impressive reception rooms and a bathroom/wc. On the lower ground floor is a breakfasting kitchen with an island and French doors leading out on to the rear garden and there is a versatile reception room, ideal as a dining room, featuring a wood burning stove. At first floor level are three bedrooms and a wash room/wc whilst to the top floor are two further double bedrooms and a box room / study. Externally there is a delightful town garden to the front and a fabulous, generous garden to the rear with a lawn, patio and mature plant and shrub borders. At the rear there is also a parking area, accessed via a remote control roller shutter access door from the rear service lane. The property enjoys a most convenient situation close to Sunderland City Centre, excellent local amenities, shops and schools as well as providing excellent transport connections including road links and the Metro System. We highly advise arranging a detailed inspection to appreciate the space and versatility of the accommodation, along with the character and convenient location this superb home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Raised Ground Floor Level

### Vestibule

Access via main entrance door. Inner part glazed door leading through to hallway.

### Reception Hall



The most impressive and spacious hallway with a grand staircase leading to the first floor, decorative plasterwork to ceiling, exposed floorboards, radiator and further stairs leading down to the lower half landing.

### Living Room 19'0" into bay x 17'7" into alcove



This superb room has a bay to the front with timber framed single glazed sash windows, radiator, stripped and varnished floorboards, beautiful decorative plasterwork to ceiling and a wonderful feature fireplace with open fire.

### Sitting Room 18'4" into bay x 15'3" into alcove



Bay to the rear with timber framed single glazed windows enjoying a delightful aspect over the rear garden, two radiator, exposed floorboards, decorative cornicing and ceiling rose.

### Lower Half Landing

Door to bathroom and door to staircase leading down to lower ground floor.

### Bathroom



Modern suite comprising of a low level WC, washbasin and panel bath, tall feature radiator, timber framed single glazed window.

### Lower Ground Floor

#### Lobby

Tiled floor, built in cupboard, door to dining room and the lobby opens through into kitchen.

### Breakfasting Kitchen 20'2" not inc staircase area x 15'2"



Fitted with a range of units with granite work surfaces over incorporating inset sink unit, matching island with breakfast bar, integrated appliances include an oven, hob and dishwasher, space for fridge freezer, double glazed French door leading out to rear garden. Door to utility.

### Utility 9'10" x 7'4" not including recess

Fitted unit with sink and drainer over, space for washing machine and tumble dryer. The room houses the boiler and heating system.

### Dining Room 17'3" into alcove x 18'6" into bay



This versatile room could be utilised as a dining room or a variety of uses and has double glazed bay window to front and delightful wood burning stove.

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## Half Landing



Feature timber framed single glazed window to rear overlooking the garden, radiator and staircase continues to the first floor. Door to washroom.

## Washroom/WC



Low level WC and mini washbasin set into vanity unit, radiator and single glazed timber framed window.

## First Floor Landing

Radiator, decorative plasterwork to ceiling. Doors to bedrooms 1, 2 and 3.

## Bedroom 1 14'10" into alcove x 16'0"



Timber framed double glazed sealed unit sash window to front, radiator, beautiful period decorative fireplace and decorative cornicing to ceiling and ceiling rose.

## Bedroom 2 16'1" x 15'1" into alcove



Timber framed single glazed window to rear overlooking the garden, coving to ceiling.

## Bedroom 3 11'9" x 7'10"



Timber framed double glazed sealed unit sash window to front, radiator and coving to ceiling.

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## Half Landing

Door to bathroom and staircase continues to the top floor landing.

## Bathroom



Modern suite with low level WC, washbasin set into vanity unit and P shaped bath with mains shower over, single glazed timber framed sash window, tall radiator and part tiled walls.

## Top Floor Landing

Skylight window and built in cupboard. Doors to bedroom 4 & 5 and box room/study.

## Bedroom 4 13'7" x 12'1"



Approximate measurements as sloping ceiling, single glazed timber framed dormer window to front and radiator.

## Bedroom 5 13'11" x 12'11"



Approximate measurements as sloping ceiling, single glazed timber framed dormer window to rear and radiator.

## Box Room/Study 8'0" x 8'2"

Approximate measurements as sloping ceiling, skylight window and radiator.

## Outside



To the front of the property there is a delightful town garden with established planting, whilst to the rear a wonderful generous garden with a lawned area, patio and mature borders with plants and shrubs. To the rear of the property there is also a parking area for two cars, access via remote control roller shutter access door from the rear service lane.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

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## Fawcett Street Viewings

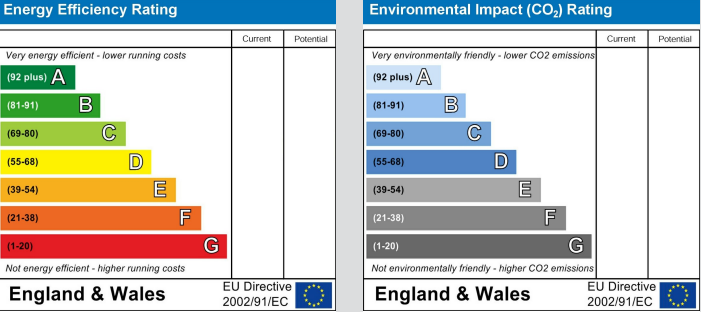
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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