
Thornhill Terrace, Ashbrooke SR2
HUNTERS®
HERE TO GET you THERE

Thornhill Terrace, Ashbrooke SR2

Offers In The Region Of £425,000

This impressive four-bedroom Victorian terraced home on Thornhill Terrace, Sunderland, is a Grade II listed property situated within a designated conservation area. Offering generous accommodation arranged over several floors, the home showcases a wealth of original period features while providing practical family living in one of the city's most sought-after locations.

The property features three generous reception rooms. The elegant living room boasts sash windows, an original marble fireplace, and intricate period coving. The dining room enjoys direct access to the rear garden and also retains an original fireplace and decorative coving, while an additional seating area adjoining the kitchen is filled with natural light from large windows and folding shutters.

The well-appointed kitchen provides space for dining and is fitted with granite work surfaces, a Belfast sink, integrated dishwasher, tiled flooring and an Esse cast-iron range cooker. A separate utility room and WCs on both the ground and first floors add everyday convenience.

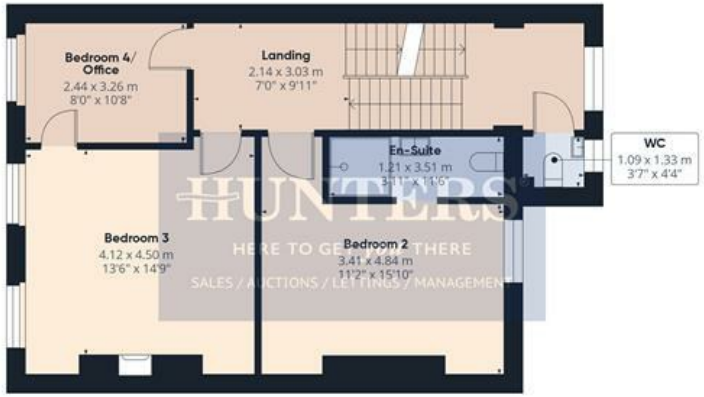
Arranged over the upper floors, the spacious main bedroom enjoys dual-aspect windows and a luxurious en suite with a walk-in shower, roll-top bath and heated towel rail. A further double bedroom also benefits from an en suite, while the third double bedroom retains period coving and original built-in wardrobes. The fourth bedroom, currently used as a study, offers flexible accommodation, and the family bathroom features a roll-top bath, heated towel rail and original floorboards.

Outside, the property enjoys a beautiful front garden and a rear garden with paved and gravelled areas, creating a real sun trap. Further benefits include two large garages offering excellent storage and partial secondary glazing to the property. Original fireplaces, balustrades and many preserved Victorian features further enhance the home's timeless appeal.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

HUNTERS®
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

266 m²
2861 ft²

Reduced headroom

2.5 m²
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway
5'0" x 28'8"

Living Room
17'6" x 14'8"

Dining Room
15'6" x 15'10"

Seating Area
10'8" x 21'7"

WC
3'5" x 4'2"

Kitchen
10'2"x.14'2"

Utility Room
9'5" x 7'7"

Landing
7'0" x 9'11"

WC
3'6" x 4'4"

Bedroom 2
11'2" x 15'10"

En-Suite
3'8" x 11'6"

Bedroom 3
13'6" x 14'9"

Bedroom 4/Office
8'0" x 10'8"

Bathroom
10'4" x 4'4"

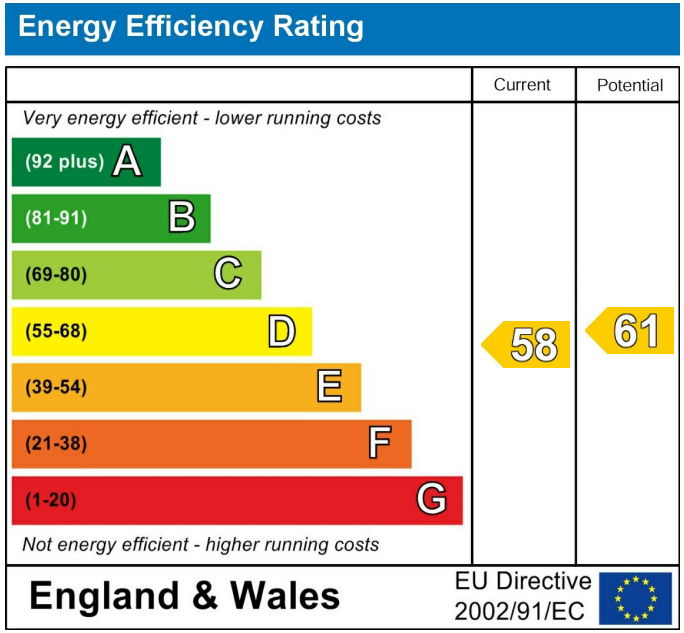
Landing
4'7" x 5'5"

Bedroom 1
13'11" x 21'1"

En-Suite
7'1" x 10'2"

Garage
13'10" x 18'1"

Garage
9'9" x 21'4"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
















The
Kitchen
Heart
Home
OF THE
















Dream


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI