

Summerhill
Sunderland
SR2 7NX





good life 
sales & lettings



Summerhill

Offers In The Region Of £222,000

INTRODUCTION

BEAUTIFUL 1870'S PERIOD DOUBLE FRONTED TERRACE - SET BACK FROM DURHAM RD WITH GREEN VIEWS - 3 DOUBLE FIRST FLOOR BEDROOMS - GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - STYLISH WITH PERIOD NEW KITCHEN - 2 RECEPTION ROOMS - COURTYARD GARDEN + SECURE CAR ACCESS - AMPLE ON STREET PARKING TO FRONT ...

ENTRANCE VESTIBULE

Entrance via traditional front door. Vinyl tile effect flooring, electric meter, electric consumer unit within a concealed cupboard plus gas meter. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Vinyl tile effect flooring, 2 radiators providing heat to the space, beautiful original staircase leading to half landing with uPVC leaded stained stain glass window allowing light into the entrance hall and landing. Large built in cupboard which houses a modern combi boiler. 5 doors leading off, 2 to reception rooms, 1 to ground floor shower room, 1 to dining kitchen, external door leading to rear yard.

RECEPTION ROOM 1

18'5 x 12'1

A lovely grand reception room with approx. 10'4 inch foot .high ceiling. Carpet flooring, large double radiator, white uPVC double-glazed bay window set back and with attractive views over Durham road. Feature fire surround in a moulded stone effect finish with cast inset coal effect gas fire set upon a slate effect hearth. Built in book cases to 1 side of the chimney breast and recessed lights to ceiling. Original coving still intact to the ceiling.

RECEPTION ROOM 2

18'6 x 11'10

Measurements taken into bay window. Carpet flooring, double radiator, white uPVC double-glazed bay window with views over greenery towards Durham road. This is a lovely formal second reception room with the original coving still intact. Recessed lights to ceiling.

GROUND FLOOR SHOWER ROOM

9'3 x 5'2

Tile flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. Quadrant shower with sliding glass doors and electric shower, wall mounted sink with chrome taps, toilet with low level cistern. The walls are finished in ceramic tile with decorative border. Recessed lights to ceiling.

DINING KITCHEN

13'10 x 9'5

Recently renovated and refurbished by the current owners with a quality fitted kitchen in a suitable period style and natural wood surfaces, ceramic sink with monobloc tap situated below white uPVC double-glazed window which has lovely views over the rear court yard garden. Space and plumbing for a washing machine, space for tall fridge/freezer. Central to the kitchen is a beautiful range style oven with multiple ovens and 5 ring gas beneath a feature extractor chimney. Built in cupboard providing additional storage, a breakfast bar allows for informal dining and external door leads to the rear court yard garden. Double radiator provides ample heat to the space.

HALF LANDING

Beautiful stained glass leaded style uPVC double-glazed window.

FIRST FLOOR LANDING

Radiator, recessed lights, 4 rooms leading off, 3 to bedrooms and 1 to bathroom. Plain double-glazed window with a removeable decal looking like stained glass.

BATHROOM

10'1 x 7'8

Vinyl tile effect flooring, Victorian/Edwardian style sink with matching ceramic legs, chrome taps, toilet with low level cistern, freestanding slipper style bath with chrome feet and chrome tap with showerhead attachment, circular shower rail and curtain. Double radiator, rear facing white uPVC double-glazed window with privacy glass. Large loft hatch provides access to the loft which offers further potential for conversion in the future subject to appropriate permissions and calculations.

BEDROOM 1

15'5 x 13'4

Measurements taken at widest points. A beautiful stylish room with 2 double radiators, white uPVC double-glazed window set back and overlooking Durham road. Fitted wardrobes to 1 side of the chimney breast providing a good degree of storage and hanging space, beautiful fireplace in a painted finish. High ceilings with recessed lights and original coving. This is a large stylish double bedroom.

BEDROOM 2

14'5 x 10'0

Also a double bedroom. Carpet flooring, double radiator, white uPVC double-glazed window with views over and toward to Durham road. Fitted wardrobes to 1 side of the chimney breast with a good degree of storage and hanging space. Beautiful fireplace in a painted finish and built in cupboard providing further storage.

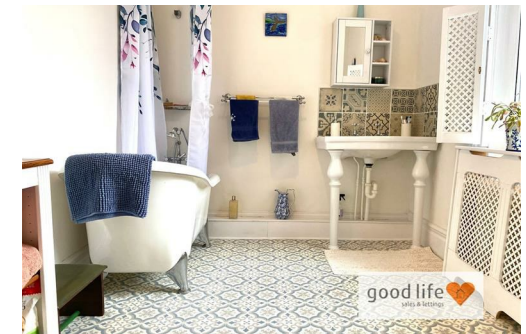
BEDROOM 3

14'0 x 11'3

Carpet flooring, double radiator, rear facing white UPVC double-glazed window with a removeable decal looking like stained glass, built in cupboard for storage. Beautiful fireplace in a painted finish. This is also a good size double bedroom.

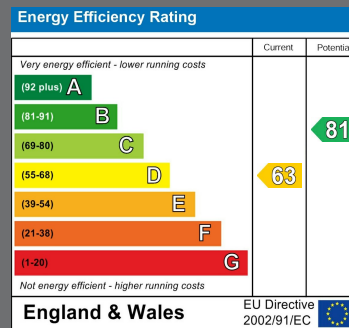
EXTERNALLY

The property occupies an elevated position to the front overlooking and set back from Durham road. The property has a lovely low maintenance rear court yard garden with pedestrian gated access to the rear and also vehicle access. Artificial grass providing a focal point. The current owners have made it really lovely with a range of potted plants and trees to enjoy the sunny aspect, which is approx. west facing which means it enjoys sunshine particularly in the afternoon and evening. The roller shutter garage door provides comfortable access for a vehicle, and which stand underneath a corrugated suspended roof providing some weather protection.



Local Authority
Sunderland

Council Tax Band
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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