









Offered for sale with no onward chain, this impressive five-bedroom, three-storey mid-terrace home has been extensively enhanced to a superb specification, successfully combining contemporary living with an abundance of period charm and character. The spacious and flexible layout also offers excellent potential to create up to seven bedrooms, making it ideal for larger families. Accessed via an entrance vestibule, connecting through to a superb reception hall with decorative plasterwork to the ceiling and a grand staircase to the first floor. There are two spacious reception rooms and a fabulous kitchen / diner, fitted with an excellent range of modern units that connects through to a delightful conservatory. Completing the ground floor is a useful cloakroom/wc. On the first floor there are two wash room/wc's, a study and three bedrooms, one featuring an en-suite bathroom/wc whilst to the top floor there are two further bedrooms, a contemporary shower room/wc and a versatile room, currently utilised as a laundry room. Externally there is a beautiful, mature garden to the front and an attractive courtyard to the rear with a remote control roller shutter access door, providing off street parking if required. The property also benefits from a single garage and a cellar, providing additional storage space. Situated within the Ashbrooke Conservation area, the property is 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. We highly advise arranging a viewing to fully appreciate the character, space and versatility this remarkable home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

Timber/glazed door to hallway.

## Reception Hall



Decorative architraving, coved cornicing and delft racks, staircase to the first floor and double radiator. Steps down to kitchen.

## Lounge 14'8" x 17'7"



Bay window to the front, feature electric fireplace with tiled insert, surround and hearth, and double radiator.

## Sitting Room 14'1" x 15'9"



Double glazed windows to the rear, decorative coved cornicing, radiator and feature gas fire with tiled insert and hearth (decorative only).

## Inner Hall

Storage cupboard. Door to cellar.

## Cellar 14'10" x 17'5" plus 8'4" x 15'6"

A deceptively spacious area, providing additional storage space.

## Ground Floor WC



Low level WC and washbasin set into vanity unit, single glazed window.

## Kitchen / Diner 22'3" x 11'0"



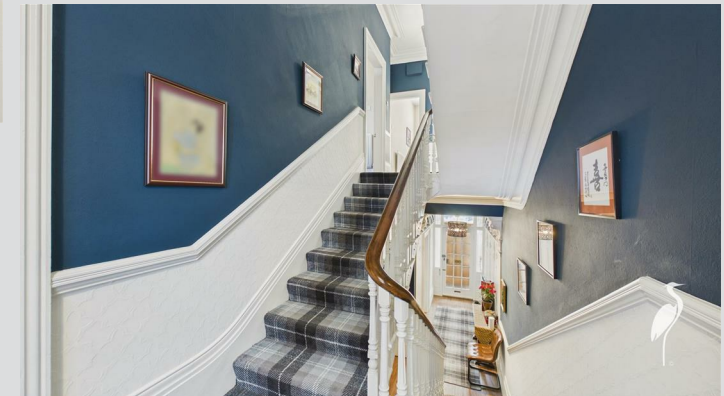
Fitted with a range of modern wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit with mixer tap, breakfast bar. Integrated double oven and gas hob with extractor hood and dishwasher. Space for fridge freezer has been provided. Wall mounted boiler concealed behind matching kitchen unit. Two single glazed windows to the side, radiator and tiled splashback. Storage cupboard. Door to conservatory.

## Conservatory 8'5" x 6'11"



Double glazed windows to the front and side, and double glazed door into the rear courtyard. Note: light fittings will not be included.

## Half Landing



Storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Washroom/wc



Low level WC and washbasin, double glazed window to side.

## Washroom/wc



Low level WC and washbasin, double glazed window to side.

## Bedroom 3 11'7" x 11'1"



Currently utilised as a dressing room with a double glazed window to the side, radiator and opens through to en-suite.

## En-Suite Bathroom

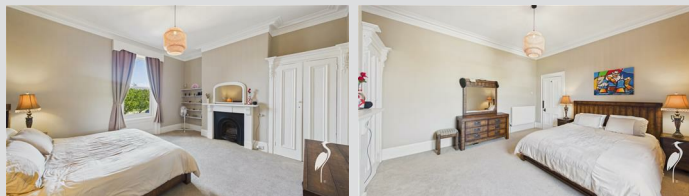


Pedestal washbasin, bath and walk in shower cubicle, part UPVC lined walls and part tiled floor, radiator and double glazed window to the rear.

## First Floor Landing

Storage cupboard and staircase continues to the second floor.

## Bedroom 1 14'4" x 14'7"



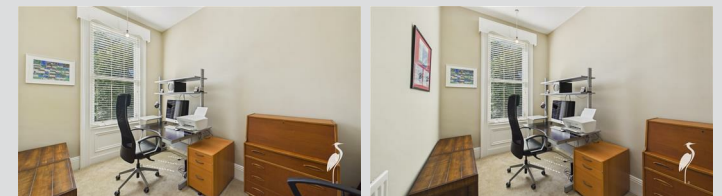
Double glazed window to the rear, attractive feature fireplace, storage cupboard and radiator.

## Bedroom 2 15'1" x 14'11"



Two single glazed windows to the front, attractive feature fireplace, radiator and fitted wardrobes.

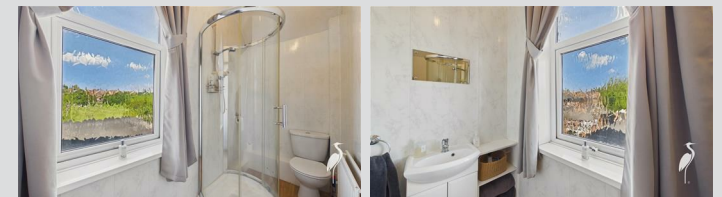
## Study 11'6" x 8'2"



Single glazed window to the front and radiator.

## Half Landing

## Shower Room



Low level WC, washbasin and shower cubicle with overhead shower, UPVC lined walls, radiator and double glazed window to the side.

## Second Floor Landing

Storage cupboard and Velux window.

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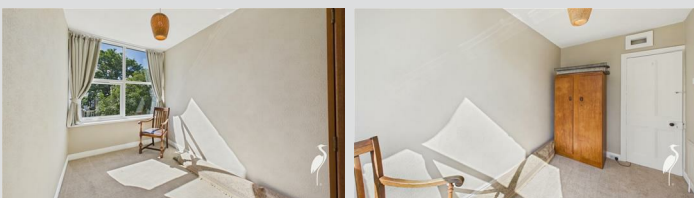
# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 15'6" x 14'10"



Double glazed window to the front and radiator.

## Bedroom 5 12'4" x 7'0"



Double glazed window to the front and radiator.

## Laundry Room 11'2" x 14'9"



Versatile room with fitted base units with work surface over incorporating stainless steel sink and drainer, space for washing machine, tumble dryer and fridge freezer, storage cupboards, double glazed windows to the rear and radiator.

## Outside



Beautiful mature garden to the front, mainly laid to lawn with established shrubs and plants. Low maintenance courtyard to the rear with roller shutter access door providing off street parking. Please note that the pergola shown, can potentially be available by separate negotiation. Door to garage.

## Garage 16'9" x 8'7"

## New Roof



The vendor advises that the roof was replaced in 2024. This information has not been verified by the agent, and purchasers are advised to seek confirmation through their solicitor as part of the conveyancing process.

## Council Tax Band

The Council Tax Band is Band D.

## 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](http://peterheron.co.uk)

## Opening Times

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

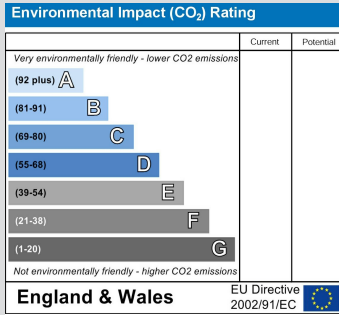
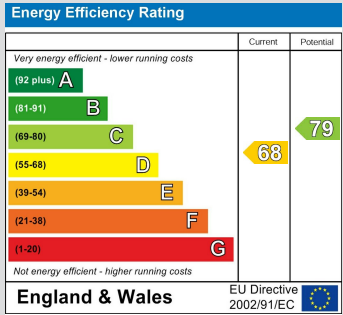
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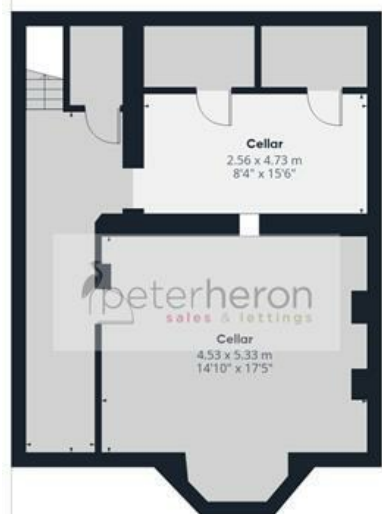
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Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>

309.3 m<sup>2</sup>

3327 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>

27 ft<sup>2</sup>

(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.

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