



Thornhill Terrace, Thornhill, Sunderland, SR2

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Asking Price £365,000

Located on the sought-after Thornhill Terrace, this impressive terraced home offers spacious and versatile accommodation arranged over multiple floors, making it an excellent choice for growing families or those simply seeking more room to enjoy.

The property boasts six bedrooms, providing ample space for family members, guests, or those requiring dedicated home office space. The generous accommodation is complemented by two inviting reception rooms, each offering flexibility to suit a variety of lifestyles. Whether used as comfortable living areas, a formal dining room, children's playroom, or workspace, these rooms provide plenty of options for modern family living.

The home benefits from two bathrooms, helping to ensure convenience for larger households and busy morning routines. Throughout the property, the well-balanced layout creates a welcoming atmosphere, with spacious rooms and an abundance of natural light enhancing the sense of space.

Externally, the property continues to impress with off-street parking for up to four vehicles, a highly desirable feature that is rarely available with properties of this character and location. The outdoor space offers practicality for family life while providing ease and convenience for homeowners and visitors alike.

Thornhill Terrace is a well-established residential area that remains popular due to its excellent access to Sunderland city centre, local shops, cafes, schools, Sunderland University, and a range of transport links. Nearby parks and recreational facilities further add to the appeal, making this a location that caters to both families and professionals.

Offering substantial accommodation, excellent versatility, and a convenient location, this attractive home presents a fantastic opportunity for buyers looking for a property with space, character, and plenty of potential to make their own. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

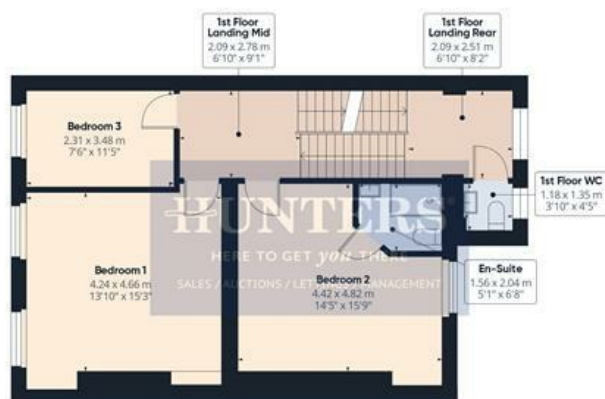
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Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

263.2 m²

2831 ft²

Reduced headroom

5.5 m²

59 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.

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Front Exterior

The frontage of this attractive period property is characterised by its traditional red brick façade and large sash windows. A central entrance porch with white columns and trim leads into a small front garden with a paved pathway and low-maintenance lawn bordered by mature shrubs and trees. The exterior design reflects the home's period charm and substantial size.

Hallway

6'10" x 10'0"
The grand hallway is characterised by its impressive staircase with a dark wooden balustrade and carpet runner in a rich, patterned design. Walls are painted in light tones with a wood dado rail, and the space is brightened by a large arched window that allows natural light to filter through. This welcoming entrance sets a traditional tone for the home with its period detailing.

Living Room

17'6" x 15'5"
This inviting living room is a spacious and charming space featuring a large bay window that floods the room with natural light. Traditional wooden shutters frame the windows, enhancing the period character of the room. A striking dark wood fireplace with decorative tiling adds a warm focal point, complemented by elegant cornice moulding and a chandelier overhead. Soft carpet flooring and neutral wall tones create a comfortable atmosphere perfect for relaxing or entertaining.

Dining Room

15'9" x 16'0"
The dining room continues the classic style with a large bay window and period wooden shutters that fill the space with light. A traditional dark wood fireplace with colourful tiled insets serves as a central feature, while the room is set on

polished wooden floors with a large decorative rug adding warmth. High ceilings with cornices and a chandelier complete this welcoming and elegant space, ideal for formal dining.

Kitchen / Dining Room

10'9" x 28'4"
A beautifully light and airy kitchen and dining area featuring exposed dark wooden beams and large skylights that bring in natural light. There is a mix of white brick-effect walls and soft painted walls, with a wooden floor extending throughout. The dining space accommodates a rustic wooden table with ample seating. The kitchen includes classic wooden cabinets and open shelving, alongside practical countertops and space for appliances including a large fridge freezer. This room combines character with functionality for daily living and entertaining.

Kitchen / Utility

10'11" x 9'3"
This room houses the cooker and stainless steel sink with kitchen units offering storage. There is ample under worktop space for a multitude of appliances, such as washing machines, dryers etc. The room also leads to the rear yard, and the garage.

Ground Floor WC

3'4" x 4'7"
A practical and discreet ground floor WC featuring light cream tiles with subtle decorative borders, a compact sink set in a cabinet, and a traditional style toilet. The space is bright and tidy, with simple finishes that maximise usability within a modest footprint.

1st Floor Landing

6'10" x 9'1" (Mid), 6'10" x 8'2" (Rear)
The first floor landing, divided into mid and rear sections, is well lit and features wood panelling and patterned carpeting,

continuing the period charm of the property. It provides access to multiple bedrooms and a first-floor WC, with walls decorated in subtle tones and framed pictures adding a homely feel.

1st Floor WC

3'10" x 4'5"
This elegant first floor WC is fitted with classic white tiles accented with a subtle patterned border, creating a fresh and clean look. It includes a modern white toilet and a basin set within a fitted cabinet, combining style and practicality in a neat layout.

Bedroom 1

13'10" x 15'3"
The first floor master bedroom is a spacious and tranquil retreat with two tall sash windows that provide lovely views and plenty of natural light. The room is carpeted in cream and decorated in soft neutral shades with high ceilings and cornices, creating an airy, calm environment.

Bedroom 2

14'5" x 15'9"
Bedroom 2 is a generous and bright room featuring two large windows and a neutral carpet that complements its light, airy feel. The room includes an en-suite bathroom for added convenience, fitted with modern white sanitary ware and a tiled finish that continues the fresh aesthetic throughout the home.

En-Suite

5'1" x 6'8"
The en-suite bathroom to Bedroom 2 offers a modern and compact space with tiled walls and floors, a shower cubicle with glass door, and a wash basin with chrome fixtures. It provides a practical and stylish private bathing area.

Bedroom 3

7'6" x 11'5"
Bedroom 3 is a cosy and bright room with neutral wood flooring, a sash window, and traditional cornice detailing, making for a comfortable bedroom or study space.

Top Floor Landing

6'10" x 6'9"
The top floor landing is a bright space with white walls and wooden balustrades leading to the bedrooms on this level. Natural light filters through a window, enhancing the open feel of the landing area.

Bedroom 4

14'2" x 12'0"
Bedroom 4 is a generously proportioned room with natural light from a large velux window, creating a bright and airy atmosphere. The room has a light wooden floor and white walls, lending a fresh and contemporary feel to this upper-level bedroom.

Bedroom 5

14'6" x 9'3"
Bedroom 5 offers a spacious sleeping area with a large window and wooden flooring, decorated in soft neutral tones that enhance the natural light pouring in. It is well-suited for use as a main or guest bedroom.

Bedroom 6

7'2" x 8'8"
Bedroom 6 is a smaller bedroom with a vellum window and light wooden flooring. It provides a comfortable space for a single bed or home office, tucked away on the top floor.

Bathroom

11'0" x 4'4"
The bathroom on the top floor is a compact but functional space with tiling around the walls and a white suite including a bath, wash basin, and toilet. A separate shower cubicle adds to

convenience while the window allows natural light to brighten the room.

Cellar

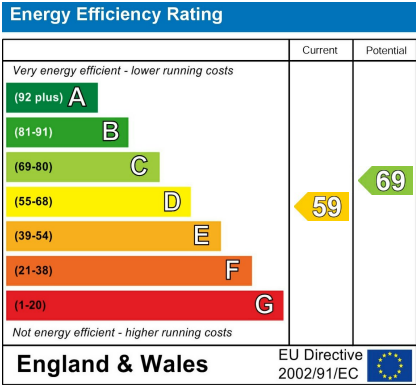
7'0" x 16'1"
The cellar is a useful storage space with a rectangular layout beneath the house, accessible via stairs. It is a practical addition for household storage needs.

Rear Garden

A spacious rear courtyard garden area, paved for easy maintenance and bordered by high white walls for privacy. This outdoor space offers a sheltered environment suitable for seating or mild outdoor activities.

Garage

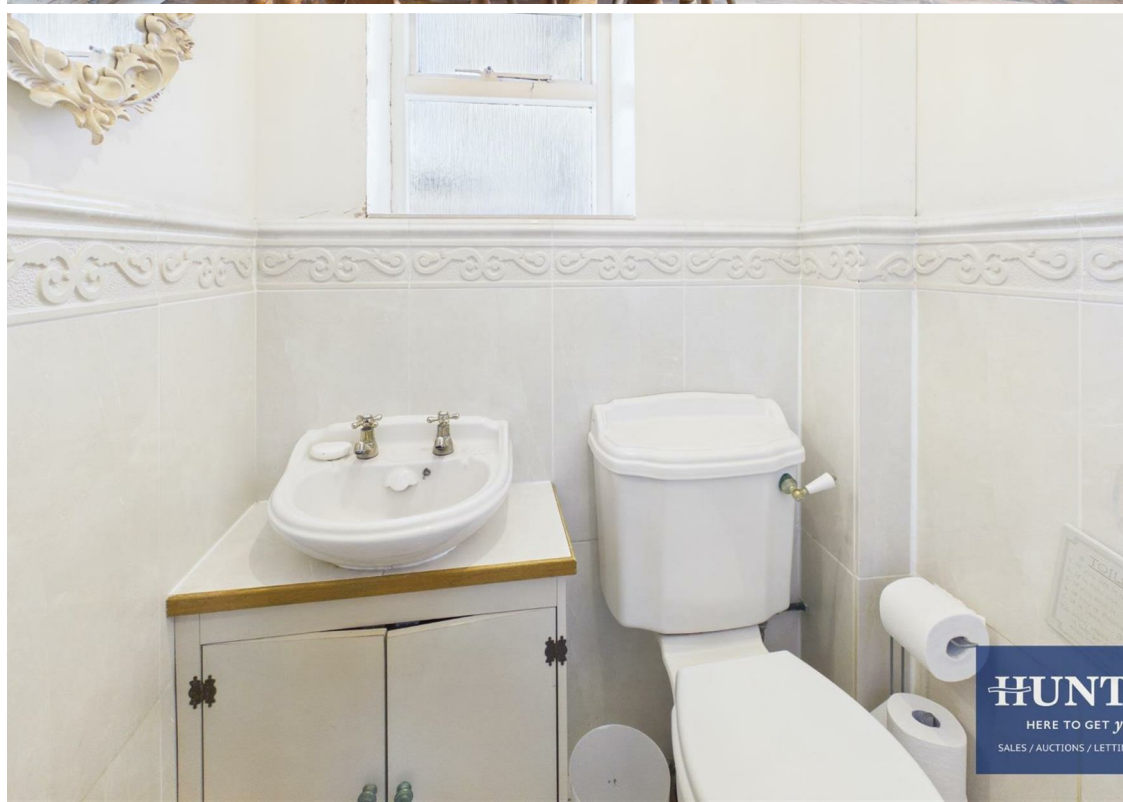
11'6" x 30'
The garage features a roller shutter to the rear and ample space for storage or 2 vehicles.





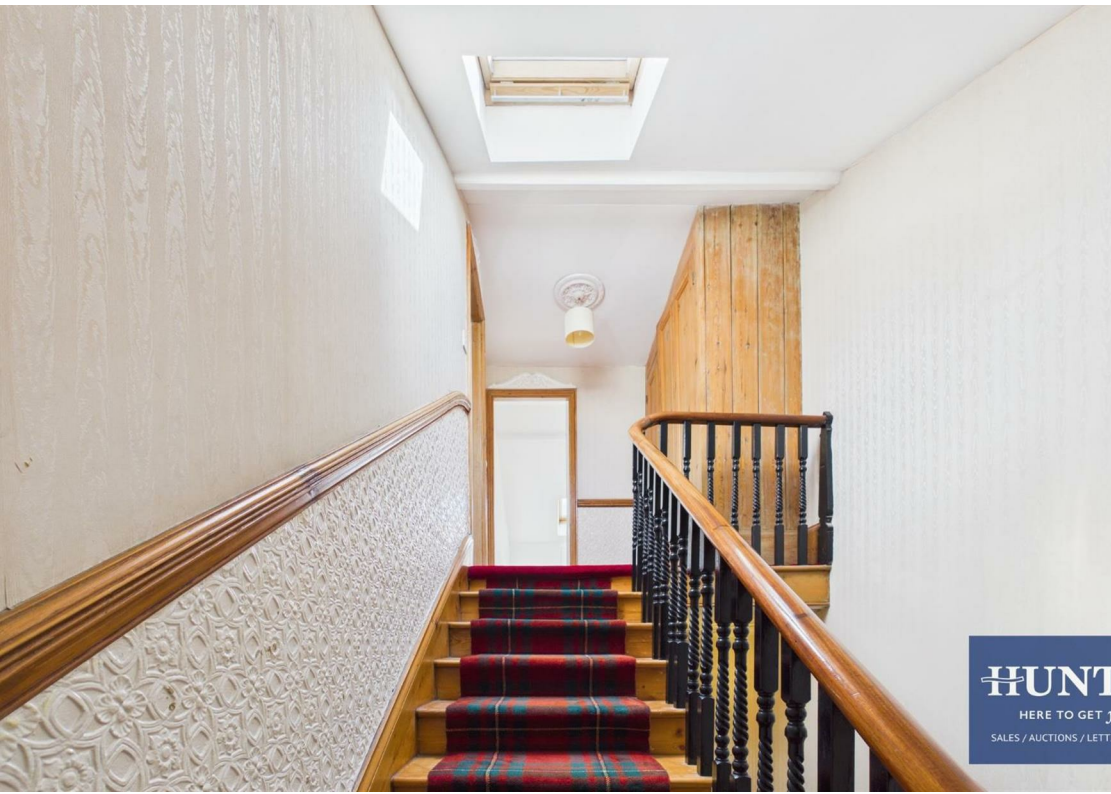
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

