Elmwood Street, Thornhill, Sunderland

Offers over £239,950

A superb four, previously five bedroom mid terrace house, providing generous accommodation within this popular and convenient location. The property is accessed via an entrance vestibule, connecting through to an impressive reception hall with grand staircase to the first floor. There are two well-proportioned reception rooms and a fabulous modern dining kitchen with French doors to the rear courtyard. On the first floor there are three bedrooms and a family bathroom/wc whilst to the top floor there is a shower room/wc, featuring a sauna and there is a large bedroom, that was previously two rooms. Externally there is a small town garden to the front and to the rear a courtyard to the rear with an attractive patio area, a useful shed and a roller shutter access door, providing off street parking if required. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into the entrance lobby.

Entrance Lobby
Built in storage, inner wooden glass panelled door to the reception hall.

Reception Hall

Radiator, stairs to first floor and lower ground floor.

Lounge 14'9" x 13'11"

Double glazed bay window to the front and a feature fireplace.

Living/Dining Room 13'2" x 14'4"

Double glazed UPVC sliding patio doors to the rear, radiator and electric fire.

Lower Ground Floor
Radiator and a door to the kitchen/diner.

Dining Kitchen 9'8" x 26'6"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with 7 burner gas hobs and extractor hood, space for an American style fridge freezer, washing machine and tumble dryer. Double radiator and a single radiator. Double glazed window and UPVC double glazed French doors to the rear courtyard.

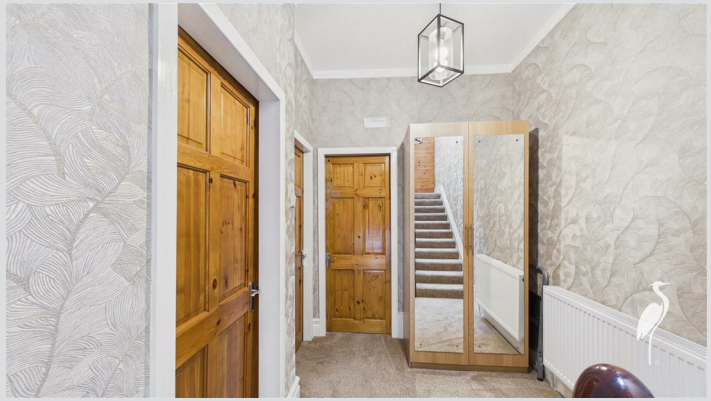
Half Landing

Door to bathroom and stairs to first floor landing.

Bathroom

Corner bath, WC and hand wash basin set into vanity unit. Double radiator and double glazed window to the rear.

First Floor Landing

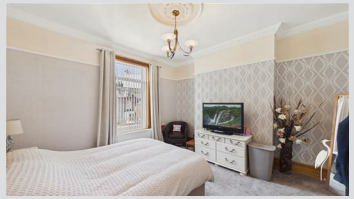


Landing with double radiator, stairs to second floor and doors to

Bedroom 2 12'9" x 13'10"

Double glazed window to the front and a double radiator.

Bedroom 3 13'2" x 14'3"



Double glazed window to the rear and a double radiator.

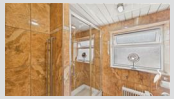
MAIN ROOMS AND DIMENSIONS

Bedroom 4 6'11" x 10'1"

Double glazed window to the front and a radiator.

Half Landing
Door to the shower room and stairs to second floor landing.

Shower Room



Shower cubicle and low level WC. Built in sauna. Electric heater and double glazed window to rear.

Second Floor Landing

Velux window and a door to bedroom one.

Bedroom 1 11'7" x 25'4"

Double glazed bay window to front elevation with built in window seats. 2x double glazed windows to rear and 2x electric wall mounted heaters.

Outside

Attractive rear yard with porcelain paved tiles, roller shutter to access rear lane and outhouse.

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

Council TaxBand
The Council Tax is Band C.

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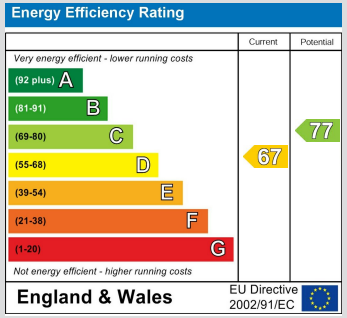
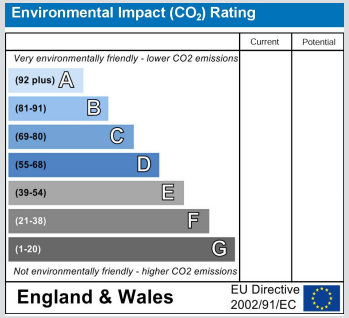
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

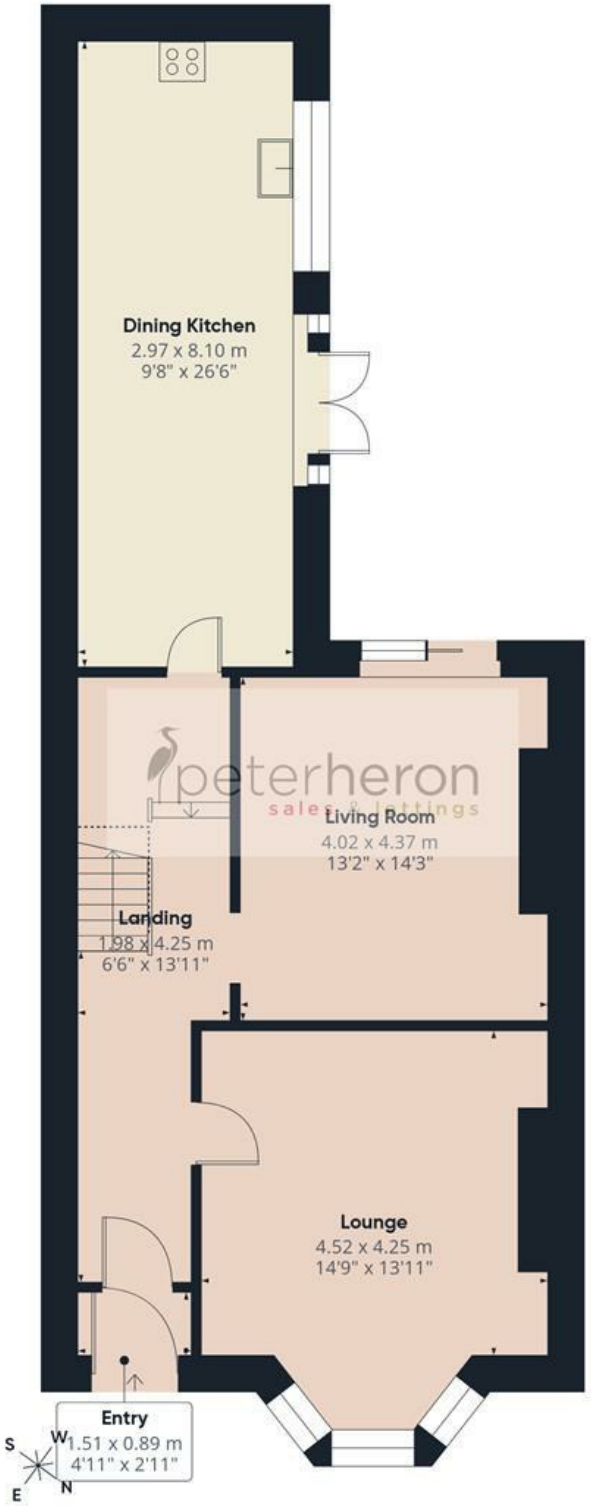
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS







Ground Floor

First Floor

Second Floor

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Approximate total area(1)

180.9 m²

1949 ft²

Reduced headroom

5.8 m²

62 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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