



MICHAEL HODGSON

estate agents & chartered surveyors



ST. BEDES PARK, SUNDERLAND

£360,000

We are delighted to welcome to the market this exceptional 5 bed mid terraced Victorian townhouse situated on the private park of St Bedes Park which is a highly regarded and much sought after location being within walking distance of Sunderland City Centre, shops, bars, cafes and excellent transport links. The property itself will not fail to impress all who view having been meticulously modernised and improved by the current owners creating a blend of period features and charm with a modern twist boasting a superb kitchen, open fires and multi fuel stoves to both reception rooms and the two main bedrooms, contemporary bathroom suites and a sauna to the main bathroom, bespoke features and details to a number of rooms, plus many extras of note. The generous yet versatile living space is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Inner Hall with underfloor heating, Lounge, Sitting / Dining Room, WC, Kitchen / Breakfast Room, Utility and to the First Floor, 2 Bedrooms, Family Bathroom and a Shower Room in addition to a superb reading area on the landing. To the Second Floor there are 3 Bedrooms. Externally there is a communal front garden, a slate paved forecourt and to the rear is an inner courtyard having a rainbow sandstone paved patio, feature wall lights, ground lights and a raised composite decking area and a wood fired hot tub complete with bubble jets and LED lighting. There is the added benefit of outdoor electric power sockets. There is also a garage and car port providing off street parking for two cars. Viewing of this exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Mid Terraced House

5 Bedrooms

Lounge

Sitting / Dining Room

Bathroom, Shower Room & En Suite

Garage & car Port

Exceptional Property

EPC Rating: D

Situated on private park

Hot tub and sauna

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Entrance Vestibule

Mosaic tiled floor, stained glass window to the inner door, leading to the inner hall

Entrance Hall

The entrance hall has a tiled floor, part wood panelled walls, wall lights, stairs to the first floor, radiator with cover, storage under the stairs, under floor heating.

Lounge

18'8" to the bay x 17'9"

The formal lounge has a bay window to the front elevation incorporating 3 single glazed sash style windows, radiator with cover, exposed wood floor, bespoke fitted shelving and storage to two alcoves with inset LED lighting, AGA multi fuel stove

Dining Room / Sitting Room

15'9" x 14'11"

The Dining / Sitting room has timber framed double glazed French doors opening to the rear courtyard, reclaimed antique parquet floor, coving to ceiling, ceiling rose, radiator with cover, part wood panelled walls, ornate feature fire with open fire, fitted serving units with quartz worktops, tiled splash back and wash hand basin with mixer tap.

WC

White suite comprising of a low level WC, tiled walls, wall hung wash hand basin, recessed spot lighting.

Kitchen / Breakfast Room

22'2" max x 11'10" max

The kitchen has a range of floor and wall units, quartz worktops, hand glazed wall tiles in part, double electric oven, integrated dishwasher, sink and drainer with mixer tap, cast iron radiator, wood panelled walls in part, central breakfast island with quartz worktop, breakfast bar, storage units, pantry cupboard, wine rack.

Utility

11'5" x 5'4"

The utility has a tiled floor, radiator, plumbed for washer, wash hand basin with mixer tap.

First Floor

Landing, there is the added benefit of a lovely raised seating area with storage below and book shelving, radiator with cover

Shower Room

Suite comprising of a low level WC, walk in wet room style shower with LED rainfall style shower, wall hung wash hand basin with mixer tap sat on a vanity unit, radiator, tiled walls and floor.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, freestanding roll top bath with claw feet and mixer tap and shower attachment, recessed spot lighting, sauna, mosaic tiled floor, double radiator.

Bedroom 1

Front facing master bedroom having a bay window with 3 single glazed sash style windows, exposed wood floor, cast iron radiator, brick feature wall, with AGA multi fuel stove sat on a tiled hearth, freestanding roll top bath with claw feet and mixer tap with shower attachment, wood panelled walls in part, ceiling to coving.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap, recessed spot lighting, tiled floor, shower cubicle with tiled surround and a rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, radiator.

Walk in Wardrobe

7'1" x 4'10"

Recessed spot lighting

Bedroom 2

15'10" x 14'11"

Rear facing, radiator with cover, ornate feature fire with open fire and a tiled hearth, exposed wood, storage cupboard

Second Floor

Velux style window, storage cupboards

Bedroom 3

15'10" max x 14'11" max

Rear facing, exposed wood floor, radiator. t-fall roof in part

Bedroom 4

15'4" max x 15'2" max

Front facing, radiator, t-fall roof in part

Bedroom 5

11'5" x 7'8"

Front facing, radiator, t-fall roof in part

Externally

Externally there is a communal front garden, a slate paved forecourt and to the rear is an inner courtyard having a rainbow sandstone paved patio, feature wall lights, ground lights and a raised composite decking area. There is the added benefit of a wood fired hot tub and outdoor electric power sockets. There is the added benefit of outdoor electric power sockets. There is also a garage and car port providing off street parking for two cars.

Garage

12'9" max x 15'1" max

Accessed via an electric roller shutter.

Car Port

16'2" x 9'8"

Accessed via an electric roller shutter, storage cupboard.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

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

M I C H A E L H O D G S O N

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