



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

estate agents & chartered surveyors



1 MOWBRAY ROAD, SUNDERLAND

£475,000

We are delighted to welcome to the market this exceptional 5 bed end terraced 4 storey town house situated on Carton Terrace on Mowbray Road which offers a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as access to local shops and amenities. Westfield Hall is finished to an exacting standard showcasing many period features and charm whilst offering a high specification that will not fail to impress. The property itself is meticulously considered and modernised and features a stunning décor, bathrooms fitted with Porcelanosa suites, a superb upgraded kitchen set in a fantastic open plan Kitchen / Dining / Family Room plus many extras of note. The generous yet versatile living accommodation is arranged over four floors and briefly comprises of: Entrance Hall, Living Room, Dining Room, WC / Cloaks and to the Lower Ground Floor a Open Plan Kitchen / Dining / Family Room and to the First Floor, Landing, Master Bedroom with En Suite and Walk in Wardrobe, Bedroom 2 with En Suite and to the Second Floor, Landing, 3 Bedrooms and a Family Bathroom. Externally there is a front lawned garden whilst to the rear is a superb courtyard garden having a block paved patio area and access to a useful store room. Viewing is highly recommended to fully appreciate the specification, home, space and location on offer.

End Terrace House

Over 4 Floors

5 Bedrooms

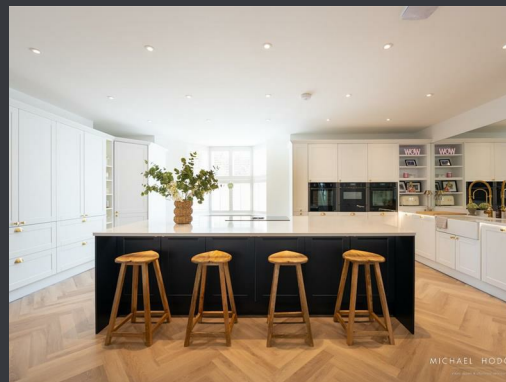
Living Room / Dining Room

Bathroom & 2 En Suites

Stunning Kitchen / Family Room

Exceptional Property

EPC Rating: C



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Entrance Hall

A grand entrance hall having a radiator, Herringbone style LVT flooring, stairs to the first floor and lower ground floor in addition to access to the rear.

Living Room

19'7" to bay x 17'0"

The formal living room has a radiator, herringbone style LVT flooring, coving to ceiling, bay window to front elevation incorporating timber framed double glazed windows.

Dining Room

15'4" x 18'11" to bay

The dining room is rear facing having a timber framed double glazed to rear elevation, LVT herringbone style floor, radiator.

WC

White suite comprising of a low level WC, radiator, part tiled wall, LVT herringbone style floor, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting, extractor.

Lower Ground Floor

Stairs down from the entrance hall

Kitchen / Dining / Family Room

41'3" x 22'11" max

A stunning open plan room with having a herringbone style LVT floor, timber framed double glazed bay window, 3 radiators.

The kitchen has a bespoke range of floor and wall units, granite worktops, integrated fridge, freezer, washing machine, dishwasher, double Belfast sink, 2 electric ovens, microwave oven, stairs to the first floor, central island with granite worktops, induction hob with extractor, double glazed french doors to the rear garden, recessed spot lighting, storage cupboard with wall mounted gas central heated boiler.

First Floor

Landing, double glazed window to the rear elevation, storage cupboard, radiator.

Bedroom 1

19'8" max x 14'9"

Front facing, timber framed double glazed bay window, walk in wardrobe, radiator.

Walk in Wardrobe

6'8" x 7'8"

Accessed from bedroom 1.

En Suite

White suite comprising of a Porcelanosa low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style shower head, recessed spot lighting, chrome towel radiator, tiled walls and floor.

Bedroom 2

14'0" x 11'2"

Rear facing, double glazed window, radiator.

En Suite

White suite comprising of a low level WC, wall hug wash hand basin with a mixer tap, sat on a vanity unit, tiled floor, towel radiator, shower cubicle with rainfall style shower head, tiled floor and walls, recessed spot lighting.

Second Floor

Landing, radiator.

Bathroom

Porcelanosa white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, 2 double glazed windows, bath with mixer tap and a rainfall style shower head over, recessed spot lighting, extractor.

Bedroom 3

13'11" x 15'3"

Rear facing, two double glazed window, radiator.

Bedroom 4

16'4" max. x 11'5" max

Front facing, double glazed window, radiator.

Bedroom 5

13'0" x 11'11"

Front facing, double glazed window, radiator.

Externally

Externally there is a front lawned garden whilst to the rear is a superb courtyard garden having a block paved patio area and access to a useful store room.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band E

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