



MICHAEL HODGSON

estate agents & chartered surveyors





## THORNHILL PARK, SUNDERLAND £495,000

An exciting opportunity to purchase a substantial 7 bed semi detached house commanding a much sought after location on the cul-de-sac of Thornhill Park in Thornhill which is a charming location that could be the perfect setting for your new home! This impressive home house boasts not only 3 reception rooms but also a generous 7 bedrooms providing ample space for all your needs. The property offers huge potential to a discerning purchaser and should be viewed to be fully appreciated. Internally the versatile living space is arranged over 3 floors and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Sitting Room / Study, Kitchen / Breakfast Room, Utility, WC and to the First Floor, landing, bathroom, Shower Room, 4 Bedrooms and to the Second Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a mature front garden stocked with an abundance of plants trees and shrubs in addition to a generous lawn whilst to the rear is a courtyard garden with paved patio accessed via electric roller shutter providing off street parking for a number of cars plus a large brick storage shed. This property in Thornhill Park offers a fantastic opportunity to create a home tailored to your needs and lifestyle. Don't miss out on the chance to make this spacious and versatile house your own - viewing is highly recommended.

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## Entrance Porch

The entrance porch has a Tiled floor, glazed door to the rear garden, leading to:

## Inner Hall

A spacious entrance hall having an Exposed wood floor, ornate ceiling, radiator, stairs to the first floor.

## Sitting Room / Study

18'0" x 12'2"

Two single glazed sash windows to the front elevation, feature fire with gas fire, radiator, a versatile reception room.

## Dining Room

20'6" max x 15'5"

The dining room has a Bay window to the front elevation, radiator, feature fire with gas fire, original coving

## Living Room / Sitting Room

19'4" x 19'10"

A generous living room having a bay window to the rear elevation, feature ornate wood fireplace with inset storage to two side alcoves, window seat to the bay window, double radiator, coving to the ceiling.

## Kitchen / Breakfast Room

20'10" x 12'6"

The kitchen has a Range of floor and wall units, Belfast sink with mixer tap, electric oven, tiled floor, Raeburn cooker, radiator, integrated dishwasher, window to the side elevation

## WC

Low level WC, tiled floor, wash hand basin set on a vanity unit with mixer tap, cupboard with wall mounted gas boiler.

## Utility

6'9" x 8'1"

Plumbed for washer, door to the rear, tiled floor

## First Floor

Landing, window to the rear elevation.

## Bedroom 1

16'9" x 15'1"

Front facing, gas fire, two single glazed sash style windows, double radiator

## Bedroom 2

19'6" max x 15'10" max

Rear facing, Bay window to rear elevation, two sets of fitted wardrobes, radiator

## Bedroom 3

12'3" x 16'7"

Front facing, radiator, two single glazed sash style windows

## Bedroom 4

10'2" x 8'11"

Side facing, radiator, tiled floor

## Bathroom

Suite comprising his and hers pedestal basins, freestanding roll top bath with claw feet and a mixer tap with shower attachment, radiator, low level WC, radiator

## Shower Room

Low level WC, radiator, shower with tiled surround, double glazed window.

## Second Floor

Landing, storage cupboard, loft access, window to the rear elevation

## Bedroom 5

12'0" x 16'10"

Front facing, T-fall roof in part, two single glazed sash style windows, gas fire, double radiator, storage cupboard

## Bedroom 6

16'6" x 15'8"

Front facing, two single glazed sash style window, double radiator

## Bedroom 7

18'11" x 16'4"

Rear facing, Two single glazed sash style windows, inset fireplace

## Shower Room

Low level WC, shower cubicle, double radiator, access door to the fire escape

## External

Externally there is a mature front garden stocked with an abundance of plants trees and shrubs in addition to a generous lawn whilst to the rear is a courtyard garden with paved patio accessed via electric roller shutter providing off street parking for a number of cars plus a large brick storage shed

## FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

## MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

## TENURE

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

## COUNCIL TAX

The Council Tax Band is Band E

# M I C H A E L   H O D G S O N

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