

MICHAEL HODGSON

estate agents & chartered surveyors



THE ESPLANADE, SUNDERLAND
Offers Over £600,000

A magnificent early Victorian four storey five bedroom mid terraced townhouse situated in this prestigious gated development of The Esplanade within easy reach of Sunderland city centre and its many shops, bars, cafes and amenities as well as being within easy reach of local schools and transport links. Internally the accommodation blends both a contemporary specification with tastefully considered internal finishes complimenting the period nature of this fine family residence. Internally the generous accommodation is arranged over four floors briefly comprises; raised ground floor entrance hallway, living room, dining room, study area and separate WC. Lower ground floor comprises; inner hallway with store cupboard, sitting room, kitchen / dining room, utility and a boiler cupboard. First floor comprises; bedroom 1 and en suite bathroom, double bedroom two and principal family bathroom. Second floor comprises; three further double bedrooms one of which has an en suite and a second bathroom. Externally there is a front forecourt and to the rear is a garden with gravelled patio area and a gated driveway providing off street parking for two cars, while to the front there are mature landscaped communal gardens with gated entrance and allocated parking. Viewing of this lovely property is highly recommended to fully appreciate the space, home and location on offer.

- Terraced TownHouse
- Living Room & Dining Room
- Kitchen / Breakfast Room
- 2 x bathrooms & 2 x En Suites
- 5 Bedrooms
- Sitting Room
- Over 4 Floors
- EPC Rating: C









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Entrance Vestibule
Leading to the inner hall.

Inner Hall
An impressive inner hall having a wood strip floor, radiator, stairs to the first floor, coving to ceiling, alarm control panel, door to the rear garden, stairs to the first floor and down to the lower ground floor.

Living Room
18'2" x 26'2"
The living room has three single glazed sash style windows to the front elevation, three radiators, feature fire with gas fire, up lighting, opening to the dining room.

Dining Room
24'8" to bay x 18'7"
The dining room has a bay window to the rear elevation incorporating three single glazed sash style windows, two radiators, feature fire with gas fire, coving to ceiling, up lighting.

Study Area
17'3" x 8'9"
A versatile space currently used a study/home office, radiator, single glazed sash style window.

WC
Low level WC, wall hung wash hand basin with mixer tap, tiled floor, single glazed sash style window.

Lower Ground Floor
Inner hallway with tiled floor, radiator, telephone entry system, storage cupboard

Sitting Room
26'3" x 17'10"
A versatile space having three single glazed sash style windows to the front elevation, three radiators, feature fire with electric fire.

Boiler Room
Radiator, tiled floor wall mounted gas central heating boiler.

Utility
8'7" x 17'6"
The Utility as a range of floor units, stainless steel sink and drainer with mixer tap, tiled floor, plumbed for washer, door to the rear garden, extractor.

Kitchen / Breakfast Room
24'1" to bay x 16'1"
The kitchen has a range of floor and wall units, corrian worktops with matching splashback, two electric ovens, gas hob with extractor over, space for an American style fridge freezer, integrated dishwasher and microwave, there is a central island with corrian worktop and storage cupboards with breakfast bar.

First Floor
Landing, single glazed sash style window to the rear elevation, coving to ceiling, telephone door entry system, alarm control panel.

Bedroom 1
Front facing having two single glazed sash style windows, three radiators, coving to ceiling, up lighting.

Dressing Area
18'9" x 7'10"
Radiator, single glazed sash style window leading to the en suite.

En Suite
White suite comprising of a low level WC, two wash hand basins with mixer taps sat on a vanity unit, corner shower cubicle with tiled splashback, bath with mixer tap, single glazed sash style window, radiator, chrome towel radiator.

Bathroom
Modern white suite comprising of a low level WC, two wall hung wash hand basins with mixer taps, tiled splashback, radiator, freestanding bath with mixer tap and shower attachment, radiator, single glazed sash style window to the rear elevation, double length shower with tiled splashback, chrome towels radiator, extractor.

Bedroom 2
21'1" x 14'0"
Rear facing single glazed sash style window, two radiators, coving to ceiling, up lighting.

Second Floor
Landing, single glazed sash style window to the rear elevation, radiator, telephone entry system.

Bathroom
Suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, radiator, single glazed sash style window, freestanding bath with mixer tap and shower over, extractor.

Bedroom 3
15'10" x 18'11"
Two skylights, two radiators, wood strip floor, t fall roof in part, walk in wardrobe/cupboard.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, extractor, radiator, shower cubicle.

Bedroom 4
17'0" x 15'4"
Rear facing, t fall roof in part, two radiators,

Bedroom 5
18'9" x 11'8"
Two skylights, radiator, t fall roof in part, walk in wardrobe/cupboard.

Externally
Externally there is a front forecourt and to the rear is a garden with gravelled patio area and a gated driveway providing off street parking for two cars.

COUNCIL TAX
The Council Tax Band is Band G

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

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