













This superb individually designed and beautifully appointed four bedroomed double fronted detached residence has been fully refurbished throughout to the highest of standards and boasts immaculate internal decor, ideal for those discerning families who require a distinguished property in the heart of Ashbrooke's Conservation Area. With a highly sought after situation overlooking Backhouse Park to the front, internally, the property features a beautiful light spacious hallway, principal lounge, dining room, conservatory, outstanding hand built kitchen, four first floor bedrooms, the master having an en-suite, family bathroom and additional ground floor WC. Superb gardens located to the front with secure off street parking for up to six cars are accessed via electric gates and there is a single garage to the side. Enclosed south facing gardens to the rear are well established with a superb selection of mature evergreens and delightful raised Sun Terrace. Walking distance from Sunderland City Centre and ideal for excellent schools such as Sunderland High, Arygle House, St Aidans and St Anthonys; this wonderful home can only be fully appreciated upon inspection. EPC Rating - E.

# MAIN ROOMS AND DIMENSIONS

## Entrance

Open portico with feature columns to solid timber door leading to



## Reception Hall

With solid oak flooring, turned "Kevin Howarth" Oak spindle balustrade staircase, halogen down lights, storage cupboard original double glazed stained glass window to the front elevation, floor standing period style radiator



**Lounge 19'5 x 19'5 (maximum dimensions into alcoves) (5.92m x 5.92m (maximum dimensions into alcoves))** Hardwood double glazed window to front elevation, stunning Minster style fireplace, coved cornicing to ceiling, halogen down lights, upvc double glazed box sash windows to rear elevation, two floor standing period style radiators, 3rd radiator to front elevation



**Dining Room 10'1 x 16'0 (3.07m x 4.88m)** Upvc double glazed box sash windows to the rear elevation, two floor standing period style radiators, halogen lights to ceiling.



**Breakfasting Kitchen 17'11 x 19'10 (maximum measurements) (5.46m x 6.05m (maximum measurements))** Bespoke painted framed kitchen with an extensive range of base and eye level units, large island with breakfasting area, range of appliances include "Mercury" Range Cooker set within an Inglenook with an overhead extractor hood, large integrated fridge freezer and two zone wine cooler, Miele Coffee



machine together with warming draw, integrated washing machine, integrated tumble dryer integrated Fisher Paykel dishwasher, integrated combination microwave oven, sink units to both island and wall units, box style sash windows to the side elevations, oak double glazed bi-folding doors to the front elevation, velux windows to the ceiling wall mounted column design radiators, porcelain floor tiles



**Cloakroom**

Low level w/c, vanity unit with cupboards and drawers, halogen lights to ceiling

**Conservatory 9'7 x 9'7 (2.92m x 2.92m)**

Solid oak floor, upvc double glazed french doors leading out into rear gardens



**First Floor Landing**

With sliding box sash double glazed windows to the front elevation

**Master Bedroom 15'0 x 19'1 (4.57m x 5.82m)**

Box sash windows to front and rear elevations, both with plantation shutters, floor standing period style radiators, "Victoria & Albert" free standing double ended bath with pedestal mixer taps and shower set upon raised mosaic platform



**Bedroom 2 11'6 x 16'2 (3.51m x 4.93m)**

Upvc double glazed box sash windows to the rear elevation, floor standing period style radiators



**Bedroom 3 (rear facing) 12'0 x 12'1 (3.66m x 3.68m)**  
Box sash upvc double glazed sliding windows to front elevation, period style floor standing radiator



**Bedroom 4 5'10 x 8'3 (1.78m x 2.51m)**  
Sliding sash double glazed windows to side elevation



**Family Bathroom 8'1 x 12'7 (2.46m x 3.84m)**  
Low level w/c, wash basin, free standing "Victoria & Albert" bath with pedestal mixer taps, walk-in shower enclosure - attractive white suite with limestone wall and floor tiles, sliding sash windows with plantation shutters, heated towel rail



**Outside**  
Superb gardens to front and rear with driveway with parking for up to 6 cars accessed via electric gates.

Single garage. Lawns, shrubs, flower beds.



**Outside**





**Outside**



**Backhouse Park**



**Important Notice**

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these

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**Tenure**

We are unable to advise on the Tenure.

**Viewing**



To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

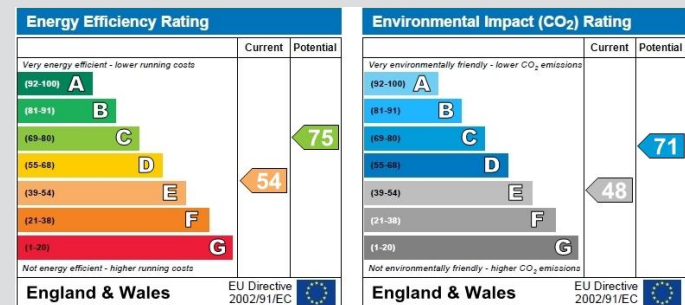
**Opening Hours**

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

**Ombudsman**

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





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