

The Westlands  
High Barnes  
Sunderland  
SR4 7RL



good life   
sales & lettings

# The Westlands

£395,000

## INTRODUCTION

STUNNING HISTORIC PERIOD CORNER/END OF TERRACE HOME IN CENTRAL SUNDERLAND - 7 DOUBLE BEDROOMS - BELIEVED TO HAVE BEEN BUILT AROUND 1898 BY JOHN WILLIAM WHITE AS THE PRIME HOME ON "THE WESTLANDS" - ORIGINAL BUILD COMPRISING GROUND, FIRST & SECOND FLOORS IN THE REGION OF 3000 SQUARE FOOT - EXTREMELY WELL PRESENTED THROUGHOUT - HOST OF IMPORTANT ORIGINAL PERIOD FEATURES INCLUDING STAIRCASES, DOORS, EXQUISITE CEILINGS & FIREPLACES - 32FT DINING KITCHEN WITH BAY WINDOW & AGA RANGE OVEN - DRIVEWAY PARKING PLUS ADDITIONAL ENCLOSED PARKING TO REAR COURTYARD - GAS CENTRAL HEATING & HOT WATER VIA POWERFUL WORCESTER HIGH FLOW COMBI BOILER - SIMPLY BEAUTIFUL RARE EXAMPLE OF A LATE VICTORIAN HOME WELL MAINTAINED & PRESENTED - VIEWING IS ESSENTIAL TO APPRECIATE THE QUALITY OF THE OPPORTUNITY ON OFFER.

## ENTRANCE VESTIBULE

Partially-glazed door leading into entrance hall.

## ENTRANCE HALL

Parquet flooring, circular window, beautiful ornate ceiling, original column radiator, gorgeous staircase with carved balustrade and spindles. Doors leading off to formal drawing room and second reception room, under stairs cupboard providing lots of useful storage, ground floor WC, second entrance located to the side of the property and kitchen/dining room.

## DRAWING ROOM

Parquet flooring, column radiator, wooden framed single-glazed bay window with sash, stunning original fire place in exquisite marble finish with open fire. Gorgeous high ceilings extending to approx. 10ft 9" with original coving and cornice.

## RECEPTION ROOM 2

A lovely large more informal reception room with carpet flooring, column radiator, rear facing wooden framed single-glazed window. Gorgeous original fire surround, high ceilings with coving and cornice.

## W C

Tiled flooring, side facing white uPVC double-glazed window. White toilet with low level cistern, white hand basin with chrome taps. The walls are finished from floor to ceiling in contrasting Metro tiles with LED recessed lights to ceiling.

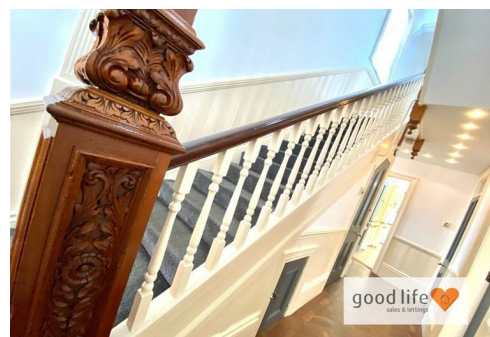
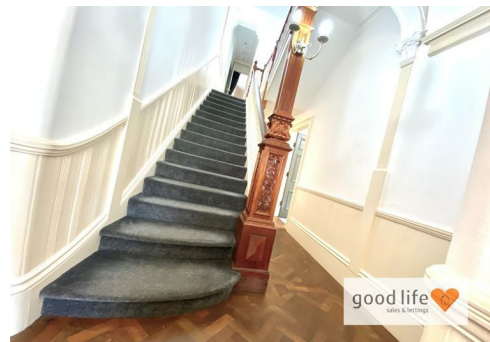
## DINING KITCHEN

Measurements taken into bay.

A stunning rear dining kitchen which has been updated with sympathetic period style kitchen, column radiator, side facing wooden framed single-glazed bay window, wooden framed single-glazed sash windows facing out onto rear garden. Double Belfast sink with flexible tap, stunning electric Aga with multiple ovens and stoves set within an impressive large fire surround for stunning effect. Integrated electric oven and 4 ring induction hob with designer style extractor for more day to day cooking. Door leading off to rear porchway, door way leading off rear utility.

## REAR UTILITY

Laminate wood-effect flooring, rear facing wooden framed single-glazed sash window. Space and plumbing for a washing machine, space and plumbing for a dryer, under bench fridge and freezer.

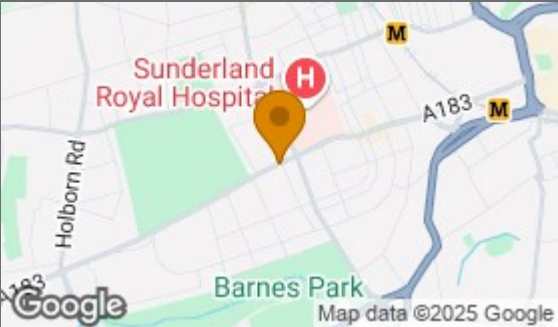
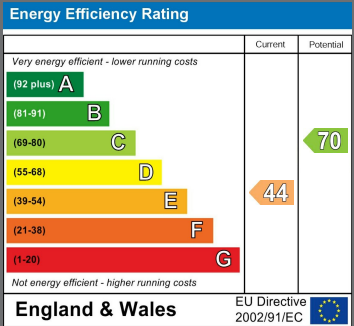




Local Authority

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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