

Beechwood Street

Thornhill

Sunderland

SR2 7LU





BEECH HOUSE BEECHWOOD STREET THORNHILL SR2

A 5 bedroom, 2 bathroom, 2 reception room, period terrace home, fully modernised and updated fairly recently with multi-car parking via electric shutter to rear.

- ♥ 5 BEDROOMS
- ♥ 2 BATHROOMS + WC
- ♥ 2 RECEPTION ROOMS
- ♥ SECURE PARKING TO REAR
- ♥ FULLY MODERNISED & UPDATED

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Beechwood Street

Offers In The Region Of £265,000

INTRODUCTION

5 BEDROOM MID TERRACE PERIOD HOME - 2 BATHROOMS + ADDITIONAL WC - MULTI-VEHICLE SECURE PARKING TO REAR - FULLY MODERNISED & UPDATED - BLUE PLAQUE RECOGNISING FAMOUS PREV OWNER - SUBSTANTIAL FAMILY HOME.

ENTRANCE VESTIBULE

Tiled flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Ceramic tile flooring, high ceilings, some original features, original staircase, radiator, 3 doors leading off, 1 to dining kitchen and 2 to reception rooms.

RECEPTION ROOM 1

17'9 x 16'5

Lovely large formal reception room.

LVT wood-effect flooring, double radiator, beautiful fireplace with granite hearth, front facing white uPVC double-glazed bay windows. Fabulous high ceilings extending to approx. 11ft.

RECEPTION ROOM 2

17'0 x 14'6

Continuation of tiled flooring from the entrance hall, radiator, chimney breast with log burning stove, white uPVC double-glazed walk-in bay window with original panelling either side. Lovely height ceilings, original coving similar to first reception room.

BREAKFASTING KITCHEN

19'7 x 9'10

Lovely large kitchen area.

Tiled flooring running through into the rear utility and bathroom, stylish fitted kitchen with a range of wall and floor units in a period sage coloured finish with wood-effect laminate work surface. Ceramic sink with single bowl, single drainer and Monobloc tap, ceramic induction hob built into the chimney breast, integrated electric oven positioned at waist height for convenience, space for American style fridge/freezer, integrated dishwasher, uPVC double-glazed exit door and white uPVC double-glazed window looking out onto rear garden. Open doorway leading into utility area.

UTILITY ROOM

9'2 x 4'4

Laminate work surfaces, space beneath for a washing machine and dryer, additional white ceramic sink with single bowl, single drainer and Monobloc tap plus additional storage cupboards, modern combi boiler adorns a wall, rear facing white uPVC double-glazed window, extractor fan, recessed lights to ceiling. Door leading off to ground floor bathroom.

GROUND FLOOR BATHROOM

7'0 x 5'8

Tiled flooring continued from the utility and kitchen area, hand basin with chrome tap built into storage unit, white toilet with low level cistern, p-shaped bath with chrome tap and separate shower fed from the main combi boiler system, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass facing onto rear courtyard, extractor fan. Fabulous pictorial panelling providing a finish touch. Recessed lights to ceiling.

HALF LANDING

Tiled flooring, rear facing white uPVC double-glazed window, stairs to first floor landing, door leading off to WC.

W C

6'0 x 2'10

Tiled flooring continued from half landing, white toilet with low level cistern, hand basin with chrome tap and storage beneath, white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

LVT wood-effect flooring, radiator, stairs up to half landing, 3 doors leading off to bedrooms.

BEDROOM 1

17'8 x 14'7

LVT wood-effect flooring, radiator, front facing white uPVC double-glazed bay window. This is a lovely large double bedroom.

BEDROOM 2

14'6 x 13'3

To the chimney breast.

LVT wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a large double bedroom.

BEDROOM 3

11'4 x 6'5

LVT wood-effect flooring, radiator, front facing white uPVC double-glazed window. Currently used as a study, this is a decent size single bedroom, some people have converted this room in a dressing room leading off the main bedroom, as it has an adjoining wall to the main bedroom.

HALF LANDING

Door leading off to bathroom, stairs to second floor.

BATHROOM

9'9 x 5'10

Tiled flooring, large double walk in shower cubicle with low profile tray and fixed glass shower screen over, electric shower, toilet with low level cistern, bowl style sink set upon a laminate work top with built in storage beneath and matching cabinet. Impressive Fresco panelling to the walls, rear facing white uPVC double-glazed window with privacy glass, built in mirror to 1 wall.

SECOND FLOOR LANDING

LVT wood-effect flooring, 2 doors leading off to bedrooms 4 and 5. Built in storage cupboard.

BEDROOM 4

20'5 x 14'6

LVT wood-effect flooring, radiator, 2 windows, 1 white uPVC double-glazed bow and 1 wooden framed double-glazed roof window. This is a lovely large bedroom.

BEDROOM 5

14'10 x 13'6

LVT wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a lovely double bedroom with attractive slopping ceilings.

EXTERNALLY

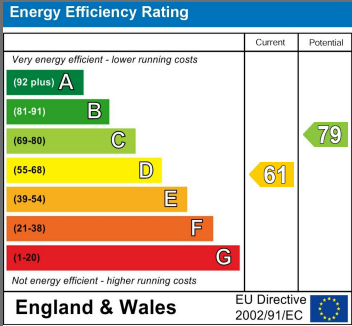
Low maintenance paving, the property has a name Beech House and also a blue plaque in a memory of Ms Hope Winch 1894-1944, who was a lady who lived at the property and contributed significantly to the development of the school of pharmacy at Sunderland Technical college now Sunderland university.

Approx. 38ft depth and is accessed via a remote control roller shutter door and would allow comfortable car parking for 2/3 vehicles. Outside garden shed. It should be noted that the main roof and roof to the extension has been renewed in recent years. The rear has a sunny aspect.



Local Authority
Sunderland

Council Tax Band
C



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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