

Abbotsford Grove
Ashbrooke
Sunderland
SR2 7JS



good life 
sales & lettings

Abbotsford Grove

£650,000

INTRODUCTION

STUNNING 5 BEDROOM PERIOD DETACHED MANSION CIRCA 1920's - SET IN AROUND 1/4 ACRE OF GROUNDS - LOCATED WITHIN EXCLUSIVE BERESFORD PARK ONE OF THE PREMIER ADDRESSES WITHIN THE CITY

- STUNNING PERIOD FEATURES INCLUDING MAGNIFICENT ENTRANCE HALL - DRAWING ROOM, ORANGERY, SECOND RECEPTION, FORMAL DINING ROOM, BESPOKE KITCHEN & CLOAK ROOM ALL ON GROUND FLOOR - 5 BEDROOMS, BATHROOM & EN SUITE TO FIRST FLOOR - ELECTRIC GATES, MULTI-CAR DRIVEWAY, DOUBLE LENGTH GARAGE - EXTENSIVE LANDSCAPED GROUNDS, LAWNS & PATIO AREAS WITH VARIOUS ASPECTS.

ENTRANCE PORCH

Beautiful entrance porch with stylish tiled flooring stone detail and half panelling to the walls. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Stunning entrance hall with quality bespoke LVT flooring, radiator concealed behind cover, leaded feature window with secondary glazing, gorgeous fire place with tiled insert and hearth, original panelling to the walls, door leading off to cloak room and WC, door leading off to formal drawing room, door leading off to secondary lounge, door leading off to dining room. Original staircase to first floor landing. Gorgeous front facing leaded window with secondary glazing and built-in window seat.

FORMAL DRAWING ROOM

Stunning formal drawing room with carpet flooring, gorgeous period fireplace in a cherry wood-effect finish, 2 radiators, high ceilings with detail, leaded windows and partially open plan to orangery.

ORANGERY

Measurements taken at widest points.

Situated at the rear/side of the property with natural wood flooring, uPVC double-glazed windows looking out onto beautiful garden and white uPVC double-glazed door leading out to rear patio door. The orangery is partially open plan to the drawing room and there is a side door leading off to a secondary lounge.

SECOND RECEPTION ROOM

Carpet flooring, 2 double radiators, leaded windows with secondary glazing. Gorgeous views over the garden. Beautiful period place in a natural wood finish with stylish inset fire and hearth, built-in bespoke furniture/display cabinet.

REAR HALL

FORMAL DINING ROOM

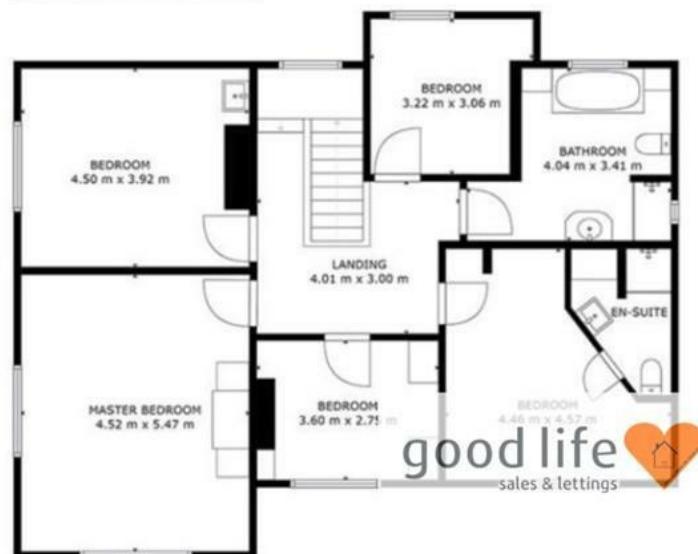
Laminate wood-effect flooring, uPVC double-glazed leaded windows and door with views of the side garden and leading out to the beautiful side patio. 2 radiators, 1 concealed behind cover. Stylish panelling to the walls. Door leading off to entrance hall, door leading off to kitchen.



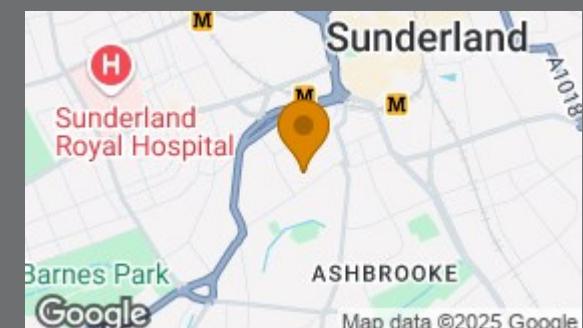
Local Authority

Council Tax Band

F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	78
EU Directive 2002/91/EC			



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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