

Oakwood Street, Thornhill, Sunderland

Offers over £219,950











This upgraded and modernised four bedroom mid terrace house, provides an impressive and immaculate standard of accommodation. The property is accessed via an entrance vestibule, connecting through to a generous reception hall with grand staircase to the first floor. There are two well-proportioned reception rooms, a superb modern fitted kitchen and a useful shower room. On the first floor there are four bedrooms, a contemporary family bathroom/wc and a separate wc. Externally there is a courtyard to the rear with the benefit of twin roller shutter access doors, providing off street parking if required. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. Available with immediate vacant possession and no upper chain involved, early viewing is essential to appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Entrance Vestibule
Inner wooden door to

Reception Hall



Double radiator and stairs to first floor.

Lounge 14'3" x 15'11"



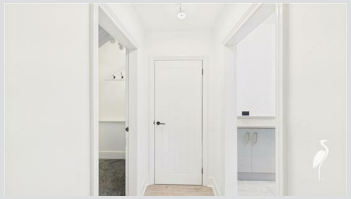
Double glazed bay window to front, double radiator and feature fireplace.

Dining Room 13'6" x 14'2"




Double glazed windows to rear and radiator.

Inner Lobby




Storage cupboard and open into kitchen.

Kitchen 10'0" x 14'2"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood with space provided for a fridge freezer, washing machine and tumble dryer. Double glazed window to rear and double radiator. Door to rear hall.

Rear Lobby
Storage cupboard. Door to Shower room and UPVC door to rear.

Shower Room




Modern suite comprising of Washbasin set into vanity unit and walk in shower enclosure, double radiator and double glazed window to rear.

First Floor Landing



Double glazed window to side elevation, radiator and built in storage.

Bedroom 1 12'6" x 13'2"




Double glazed bay window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'6" x 14'2"




Double glazed window to rear and radiator.

Bedroom 3 8'10" x 9'11"



Double glazed window to rear, storage cupboard and radiator.

Bedroom 4 7'1" x 11'8"



Double glazed window to front and radiator.

Bathroom





Modern bathroom with low level WC, washbasin vanity unit and bath with waterfall shower head over, double radiator and double glazed window to side elevation.

Separate WC



Low level WC, double glazed window to side.

Outside




Enclosed courtyard with electric roller shutter providing off street parking space.

Council Tax Band
The Council Tax Band is Band C.

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

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

MAIN ROOMS AND DIMENSIONS

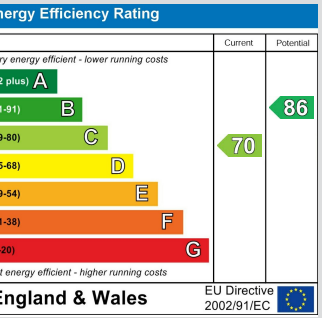
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

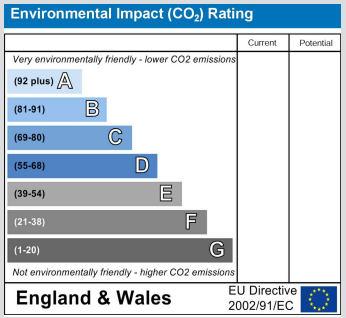
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

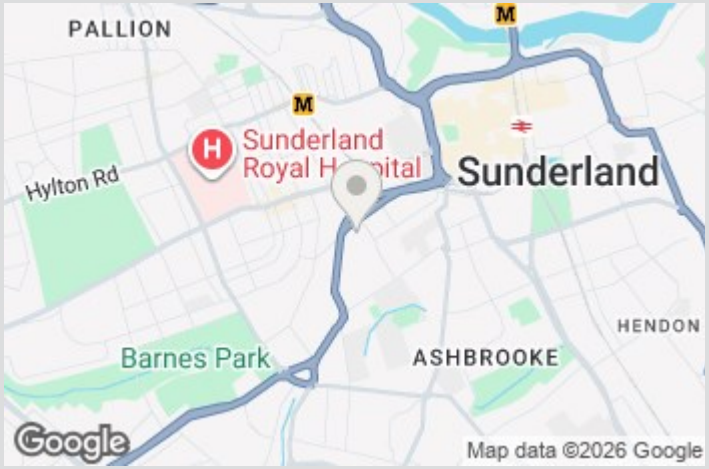
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

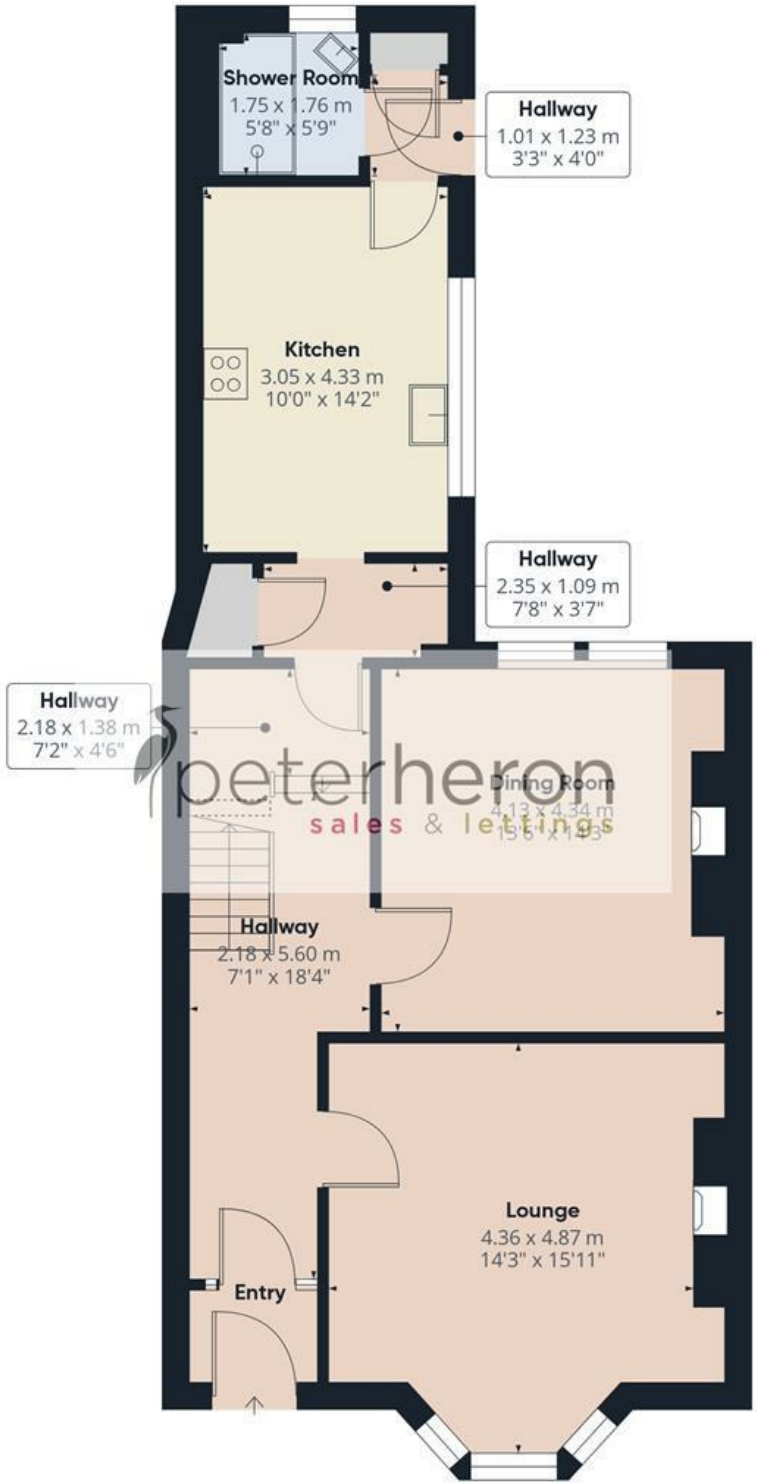
Ombudsman

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

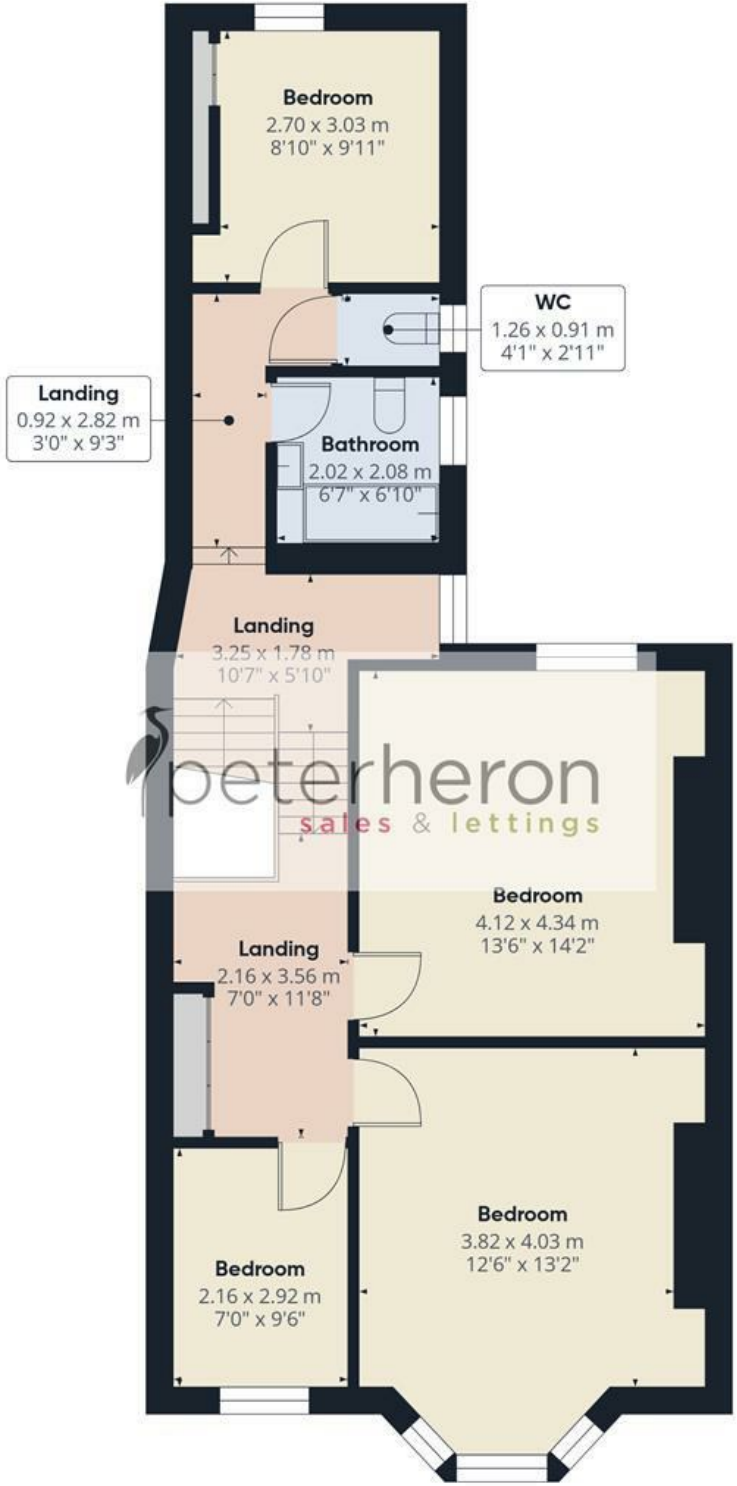








Ground Floor



First Floor

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Approximate total area(1)

147.7 m²

1589 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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