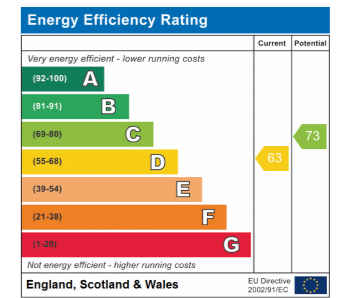


4 Thornhill Gardens, Sunderland SR2 7LD

DOUBLE FRONTED PARTLY CONVERTED VICTORIAN HOUSE



£425,000

4 Bathrooms

9 Bedrooms

PROPERTY FEATURES

- Tenure - Freehold, Council Tax Band A
- Very Rare To The Market

12a Frederick Street,
Sunderland, SR1 1NA
01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



A very rare opportunity to the sales market is this mid Victorian, double fronted partly converted, four apartment house with freehold and mews to rear.

Located on a peaceful residential Victorian cul-de-sac on the borders of sought after Ashbrooke and Thornhill the property offers excellent access to the city centre and a wide array of local transport facilities provided by road, bus and metro accessing local and regional locations with ease.

The house provides a wide array of elegant period features and spacious accommodation with two ground floor tenanted apartments, a three bedroom first floor tenanted apartment and a further three bedroom shell on the top floor which is sure to create (once developed) a fantastic two or three bedroom apartment.

Located to the rear is the former stables/garage which also offers great scope for future development (subject to planning) into a mews cottage or similar.

Present Rental Values

- Flat 1 - 2 bed (garden apartment) - £675pcm
- Flat 2 - 2 bed (garden apartment) - £550pcm (could increase in line with apartment one)
- Flat 3 - 3 bed - £800PCM
- Flat 4 - full refurbishment required - 2 or 3 bed
- Mews- full refurbishment required - planning required

The apartments are all individually metered and tenants pay all utility cost and any council tax. There is no rent debt outstanding and all tenants have passed referencing. Each of the converted apartments has gas central heating from combination boilers, high quality kitchens and bathrooms and double glazing. The property has front gardens and offers street parking for residents.

Property Information

Tenure - Freehold
Council Tax Band A

Apartment 1



Communal Entrance

Hallway

Living Room (front)

6.98m x 4.56m (22' 11" x 15') approximately
Into a bay window and featuring some stunning period features.

Kitchen

5.14m x 2.58m (16' 10" x 8' 6") approximately
Fitted with a modern kitchen and including appliances.

Bathroom One

3.19m x 4.24m (10' 6" x 13' 11") approximately
A double bedroom with excellent storage

Bedroom Two

3.02m x 2.61m (9' 11" x 8' 7") approximately
A double bedroom.

Bathroom/WC

Fitted with a white three piece suite and electric shower.

Private Courtyard

Situated to the rear of the property with a landscaped gravel area.

Apartment 2



Communal Entrance

Hallway

Living Room (Front)

7.38m x 4.95m (24' 3" x 16' 3") approximately
Into a bay window and featuring some stunning period features.

Kitchen

3.04m x 2.59m (10' 0" x 8' 6") approximately
Fitted with a modern kitchen and including appliances.

Bedroom One

3.80m x 3.89m (12' 6" x 12' 9") approximately
A double bedroom with excellent storage

Bedroom Two

3.09m x 2.64m (10' 2" x 8' 8") approximately
A double bedroom

Bathroom & Toilet

With a white three piece suite and electric shower.

Garden

A patio space ideal for warmer months.

Apartment 3 - First Floor



Communal Entrance

With stairs to first floor.

Hallway

Living Room (Front)

6.04m x 4.92m (19' 10" x 16' 2") approximately
With oversized windows land featuring some stunning period features.

Kitchen

Fitted with traditionally styled units and offering space for a dining table.

Inner Hallway

Bedroom Two (Front)

3.9m x 3.95m (12' 10" x 13' 0") approximately
Well proportioned double bedroom with excellent storage.

Bedroom One (Rear)

3.9m x 4.81m (12' 10" x 15' 9") approximately
Well proportioned double bedroom with excellent storage.

Bedroom Three

2.46m x 3.98m (8' 1" x 13' 1") approximately
A double bedroom.

Bathroom & Toilet

Fitted with a white three piece suite.

Guest Bathroom & Toilet

Fitted with a white three piece suite & electric shower.

Apartment 4 - Second Floor

This apartment requires full refurbishment and offers spacious and flexible living space/therefore the final apartment may not follow the present rooms and sizes.

Communal Entrance

With stairs to second floor

Hallway

Seperate Toilet

Living Room

5.38m x 4.65m (17' 8" x 15' 3") approximately
Into a dormer window.

Kitchen

4.61m x 2.82m (15' 1" x 9' 3") approximately
Into a utility.

Bedroom One

5.38m x 3.94m (17' 8" x 12' 11") approximately
A spacious double bedroom.

Bedroom Two

4.46m x 3.94m (14' 8" x 12' 11") approximately
A spacious double bedroom.

Bedroom Three

3.65m x 2.45m (12' 0" x 8' 0") approximately
With partially restricted head height in to the eaves.

Bathroom Area

With space for a family bathroom.

Stable/Mews



A possible conversion to a one or two bedroom mews type cottage (subject to planning consent)