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A: 12a Frederick Street, Sunderland, SR1 1NA

FOR SALE

£550,000

19 Thornhill Terrace, Sunderland, Tyne and Wear. SR2 7JL



An elegant and superbly presented six bedroom, mid Victorian, grade two listed, terraced family house benefiting carefully restored period features and a contemporary specification creating a luxury family home of real distinction. Internally the living space is both spacious and enjoys excellent natural light throughout. The extensive accommodation is over three floors and offers flexible space ideal for those who may require home offices or even a partly self contained accommodation.

Walking through the house one is struck by its carefully considered décor offering a mix of formal and more relaxed living spaces.

The house has gas central heating throughout run from two boilers.

## Property Information

Tenure - Freehold  
Council Tax Band E

## Accommodation

### Lobby

Timber panel entrance door leading to a secondary door into:

### Reception Hallway

Accessing the main body of accommodation, with elegant staircase to first floor. Period features include timber panelling to left rack, dado rail, balustrade, cloak cupboard and cellar access.

### Cellar/Basement

36' 11" x 6' 11" (11.24m x 2.11m) approximately  
An excellent storage area with extensive shelving and electricity.

### Sitting Room

17' 7" x 15' 4" (5.36m x 4.68m) approximately  
Overlooking the predominantly south facing front elevations via a large bay window this charming formal reception as a focal point features a living flame gas fire with slate mantle piece and granite hearth. Other features of note include ornate cornice, picture rail, dado rail, ceiling rose and bespoke feature doors.

### Dining Room

15' 7" x 15' 10" (4.76m x 4.83m) approximately  
Into a large bay window to rear elevation, a second large formal reception which as a focal point includes a living flame gas fire with ornate hardwood mantle piece surround and granite hearth. Features of note include cornice, picture rail, dado rail, ceiling rose, two wall mounted side lights, sink and bespoke doors.

### Seperate WC

With low level toilet, hand basin, mosaic tiling, side window and wall tiling to split level with decorative border.

### Kitchen/Breakfast Room

28' 6" x 11' (8.68m x 3.36m) approximately

Breakfast area:

With space for a large table, living flame gas fire with ornate mantle piece and hearth, tiled flooring, dado rail, cornice.





