



To buy

### 3 bed terraced house to buy in

Havelock Terrace, Thornhill , Sunderland,  
Tyne and Wear, SR2 7JQ

**£150,000** Offers Over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom
- ✓ Close Proximity To Sunderland City Centre
- ✓ Great Transport Links
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For sale is a delightful, three-bedroom terraced house situated in the highly sought-after area of Thornhill, Sunderland. This inviting residential abode offers an excellent balance of comfort and convenience, making it an ideal choice for families or those seeking a tranquil community to call home.

Upon entry, you are greeted by a vast entrance hallway with high ceilings with original features. Off the hallway you will find a beautifully presented reception room with ample space for relaxation and entertainment. This area is perfect for family gatherings or quiet nights in, serving as the heart of the household. Following this is an additional reception room currently being used as a dining room. To the back of the property is a tasteful kitchen, where you can channel your inner chef or enjoy a cup of tea followed by the family bathroom with feature Velux window.

Venturing upstairs, the property accommodates three well-sized bedrooms, each one designed to provide residents with their own private retreat. Large windows allow lots of natural light in, enhancing the warm and cosy atmosphere of each room.

Outside, this terraced property boasts a compact, low-maintenance backyard, perfect for outdoor dining during the sunnier months and a garage space allowing for off road parking. The house's façade demonstrates classic terraced charm, seamlessly blending with the neighbourhood's character.

Located in Thornhill, you'll enjoy living in a friendly locale where everything you need is right at your doorstep. From shops to schools and recreational facilities, this residence offers an ideal, community-focused way of life.

Overall, this three-bedroom terraced house in Thornhill, Sunderland, promises a pleasant living experience. Its unique blend of comfort, location, and design makes it a remarkable value proposition for residential buyers. Don't miss this fantastic opportunity to own a piece of this cherished neighbourhood.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front



## Living Room

Laminate floor, gas radiator, log burner, large double glazed bay window



## Kitchen

Tiled flooring, wall and base cabinets, sink with draining board, cooker with gas hob, integrated fridge freezer, double glazed window.



## Dining Room

Laminate flooring, gas radiator, double glazed window.



## Bathroom

Tiles flooring, free standing bath, W/C, over head waterfall shower, basin with under storage, towel radiator, feature Velux window.



## Bedroom 1

Wood flooring, gas radiator, double glazed window.



## Bedroom 2

Wood flooring, gas radiator, double glazed window.



## Bedroom 3

Wood flooring, gas radiator, double glazed window.



## Hallway

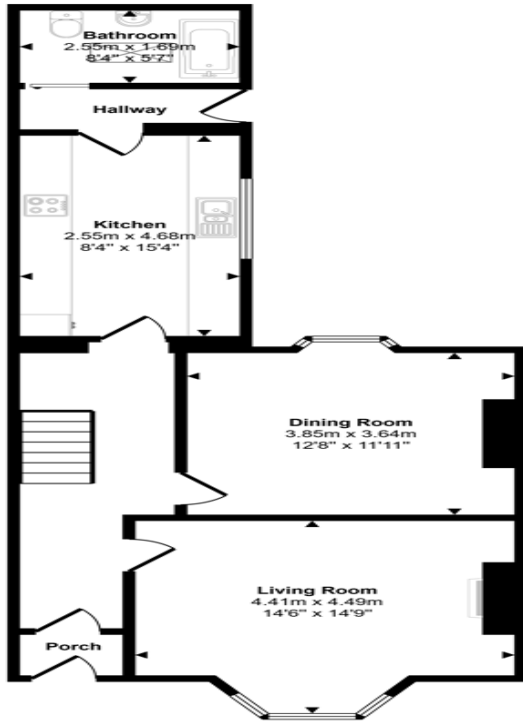
Laminate flooring to lower floor with wood flooring on staircase and upper landing, gas radiator.



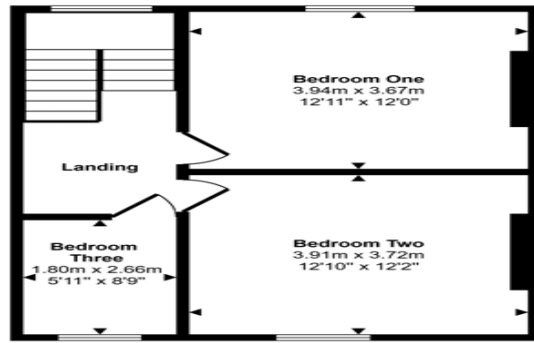
## External Rear



Approx Gross Internal Area  
109 sq m / 1177 sq ft



**Ground Floor**  
Approx 65 sq m / 701 sq ft



**First Floor**  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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