









Enjoying a highly sought after position on this quiet cul-de-sac located off Bainbridge Holme Road in the ever fashionable suburb of Tunstall; a favourite of families! Beautifully presented throughout, the property internally comprises entrance porch, living room, conservatory, kitchen, three first floor bedrooms and a contemporary bathroom. Features of note include gas central heating and double glazing and externally has garden to the front with driveway and garage whilst to the rear superb south facing gardens with timber decked seating area. A mere mile or so from the City centre, this property is walking distance from all local amenities and is particularly convenient for good schools. Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Double glazed windows and wood effect laminate flooring.

Living Room/Dining Room 22'4" x 11'11"



Double glazed window to front, double radiator x2, electric fireplace, wood effect laminate flooring, staircase to first floor. French doors leading into conservatory.

Conservatory 10'0" x 12'3"



French doors to rear garden, and solid wood flooring.

Kitchen 12'4" x 7'11"

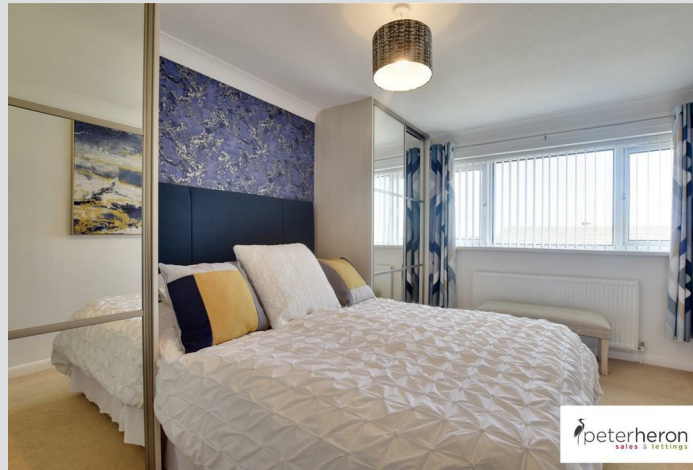


Base and eye level units with wood effect working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, integrated dishwasher, tiled splashbacks, cupboard housing Ideal Logic combi boiler, double glazed window, tiled flooring, door to outside.

First Floor Landing

Access to loft and storage cupboard.

Bedroom 1 14'5" x 8'11"



Double glazed window to front, fitted sliding wardrobes and single radiator.

Bedroom 2 12'0" x 7'10"



Double glazed window, fitted wardrobes and single radiator.

Bedroom 3 11'5" x 8'3"



Double glazed window, fitted wardrobes and single radiator.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite comprising of low level WC, washbasin, panel bath and separate shower cubicle with overhead shower, part tiled walls, double radiator, and wood effect laminate flooring.

Outside



Garden to front accompanied with driveway leading to attached GARAGE. Beautiful south facing gardens to the rear with lawned area, mature trees and shrubs and also boasting a lovely seating area.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

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Important Notice Part 2

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Fawcett Street Viewings

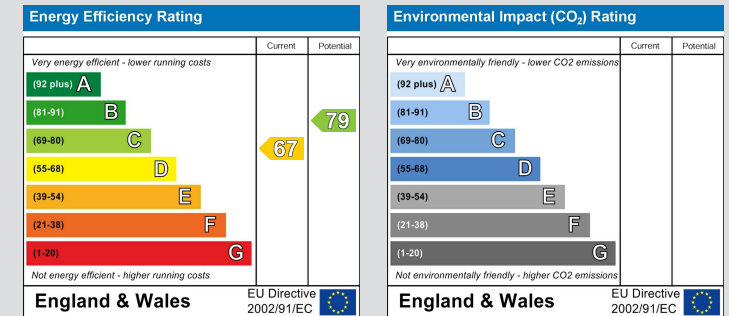
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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