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Tunstall Road, Tunstall, Sunderland

£199,950











This extended three bedroom semi-detached, occupies an attractive corner plot within this sought-after residential area. The accommodation is accessed via an entrance porch that connects through to a reception hall with staircase to the first floor, there is a spacious lounge that opens through to a dining room and completing the ground floor is a breakfasting kitchen. On the first floor there are three bedrooms and a modern shower room/wc. Externally there are delightful, well maintained wrap around gardens to the front and side, a driveway, garage and to the rear an enclosed courtyard. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. With no upper chain involved, we highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Entrance Porch
Double glazed windows to the front and inner wooden glass panelled door to

Reception Hall




Double glazed window to side elevation, radiator and stairs to first floor with storage under.

Lounge





Double glazed window to the front, radiator and feature electric fire. Open plan into

Dining Room





Double glazed window to the rear and a radiator.

Breakfasting Kitchen







Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Also benefitting from a built in breakfasting bar, radiator and 2x double glazed windows to front. Wooden door to the rear hall.

Rear Hall
Storage cupboard. Double glazed window to the front and Composite door to side garden.

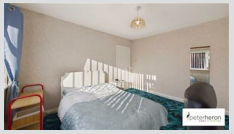
First Floor Landing



Landing with double glazed window to side elevation, access point to loft and doors to

Bedroom 1





Double glazed window the front elevation, radiator, built in wardrobes and desk.

Bedroom 2




Double glazed window to rear, radiator, built in wardrobes and dresser.

Bedroom 3




Double glazed window to the front and a radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room




Walk in dual head waterfall shower, low level WC and hand wash basin. Radiator, chrome heated towel rail and double glazed window to the rear.

Outside








Low maintenance gravelled and paved rear yard. Generous and well maintained corner plot garden to front. Benefitting from a block paved driveway providing off street parking.

Garage
Access via up and over shutter door with a wooden door and double glazed window to side garden.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 934 years remaining on the lease and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band D

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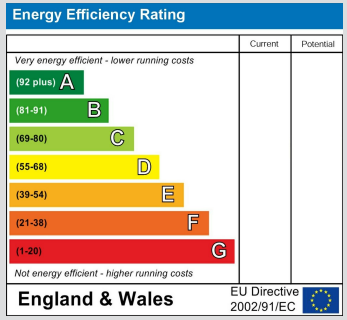
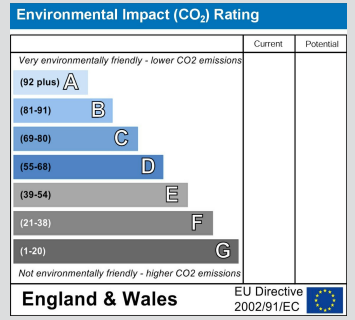
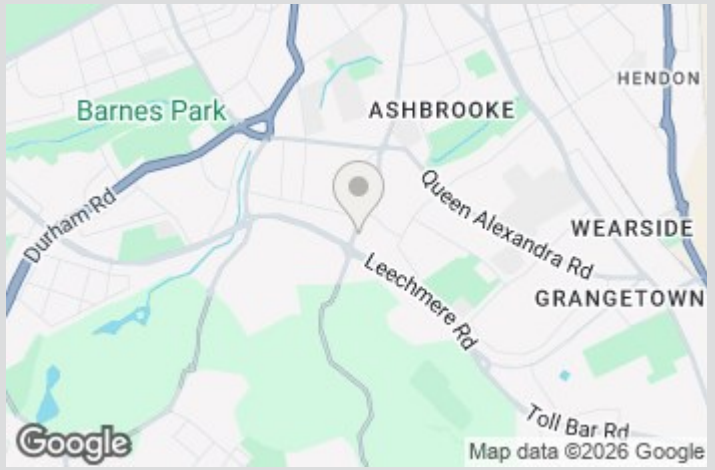
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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)

101.4 m²

1092 ft²

(1) Excluding balconies and terraces

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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