

Tunstall Road, Tunstall, Sunderland

Offers over £275,000











An impressive, larger style three bedroom semi-detached house, providing spacious and impressive accommodation within this sought-after residential area. Internally the immaculately presented interior on the ground floor is accessed via an entrance lobby that connects through to a generous reception hall with attractive Parquet flooring and a staircase to the first floor. There is a superb lounge, a sun room, offering a versatile additional living space and a superb dining kitchen, fitted with an excellent range of modern units, a breakfast bar and a glazed door to the rear garden. Completing the ground floor is a useful utility / cloakroom wc, accessed from the entrance lobby. On the first floor there are three well-proportioned bedrooms, a separate wc and a fabulous, contemporary bathroom with a bath and walk in shower. Externally there is a pleasant garden to the front with a double width driveway and a delightful low maintenance garden to the rear. 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. We highly recommend arranging a detailed inspection in order to a appreciate the quality and space this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby



Tiled floor.

Utility/Cloakroom



Low level WC, fitted base unit with work surface over incorporating sink and drainer unit, space for washing machine and tumble dryer, radiator, tiled walls and tiled floor.

Reception Hall




Attractive Parquet flooring, tall radiator, double glazed window to front, built in cupboard and staircase to first floor.

Lounge




Double glazed window to front, radiator, parquet flooring and folding door connecting through to sun room.

Sun Room




Two sets of double glazed French doors providing access to the rear garden, and radiator.

Dining Kitchen



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven and hob, space for under counter fridge and freezer, two double glazed windows, radiator and double glazed door leading into garden.

First Floor Landing



Double glazed window to rear.

Bedroom 1




Double glazed window to front, radiator and fitted sliding door wardrobe.

MAIN ROOMS AND DIMENSIONS

Bedroom 2




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

Bedroom 3




Double glazed window to rear, radiator and fitted sliding door wardrobe.

Bathroom





Contemporary suite comprising washbasin set into vanity unit, panel bath and walk in shower with mains shower, attractive tiled walls and floor, tall radiator and double glazed window.

Separate WC



Low level WC, tiled floor, part tiled walls and double glazed window.

Outside




There is a delightful garden to the front with a driveway providing off street parking for two cars, access to the attached garage, whilst to the rear there is a low maintenance garden.

Council Tax Band
The Council Tax Band is Band D.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

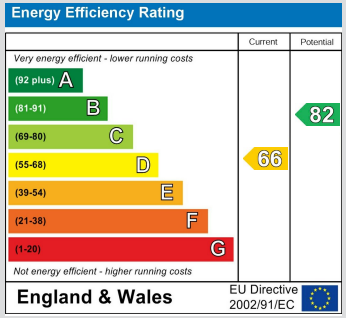
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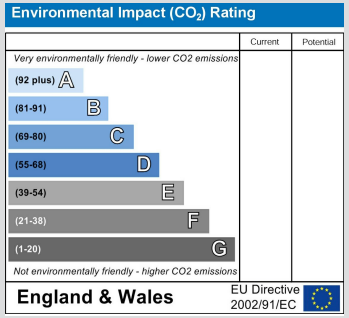
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

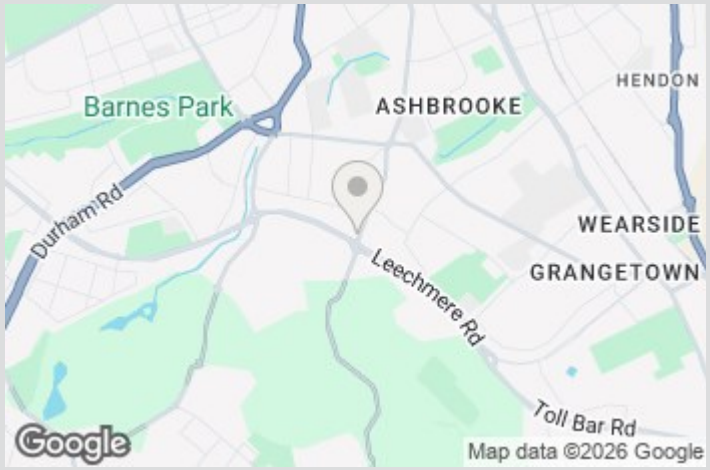
MAIN ROOMS AND DIMENSIONS

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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Approximate total area(1)

69 m²
743 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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