





IT'S 5 O'CLOCK SOMEWHERE





SELECTIONNES
ION
VOTRE VERRE

VERMOUTH BIANCO
MARTINI & ROSSI
TORINO



An extended four bedroom semi-detached house providing stunning accommodation and a beautiful, generous mature garden within this sought-after residential area. Internally on the ground floor there is an entrance porch, hall with staircase to the first floor, a contemporary shower room/wc, an attractive lounge that opens through to a fabulous kitchen / diner, fitted with a range of a stylish units and luxury worksurfaces. On the first floor four bedrooms and a modern bathroom/wc. Externally there is a block-paved area to the front and to rear a wonderful garden with lawns, patio and established planting. The property occupies a pleasant cul-de-sac position within this popular area of Tunstall, ideally placed for well-regarded local schools and shops as well as for providing links to Sunderland City Centre and major road connections. We highly recommend arranging a viewing to appreciate the quality of accommodation, location and delightful garden this impressive home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Composite door to hall.

Entrance Hall



Staircase to first floor with understairs storage., double plan to radiator and door to shower room.

Shower Room



Low level WC with concealed cistern, washbasin set into vanity and walk in shower enclosure. There is a chrome heated towel rail and double glazed window.

Lounge 14'6" x 11'1"



Double glazed bay window to front, double radiator, feature fire, opening through to the kitchen/diner.

Kitchen/Diner 8'11" x 7'8" plus 17'7" x 10'4"



Range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and a breakfast bar. Integrated appliances include an oven, electric hob and microwave. Space for fridge freezer, dishwasher and washing machine. Three double glazed windows and UPVC French doors to the rear, and double radiator.

First Floor Landing



Storage cupboard.

Bedroom 1 13'11" x 8'5"



Double galzed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'11" x 11'3"



Double glazed window to front and radiator.

Bedroom 3 9'11" x 8'8"



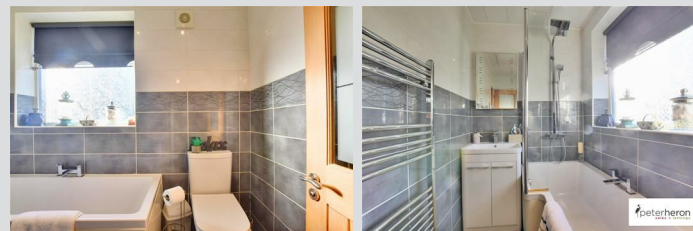
Double glazed window to rear and radiator.

Bedroom 4 7'3" x 8'0"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin set onto a vanity unit and bath with overhead shower. There is a chrome heated towel rail and double glazed window.

Outside



Block paved area to the front with access gate to the rear. Generous split level gardens to the rear with lawns, paved patio area and established planting.

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

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

Important Notice

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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 £210.00 by Movewithus Ltd.

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

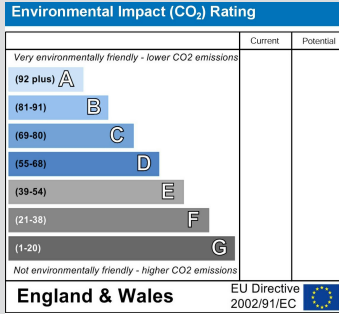
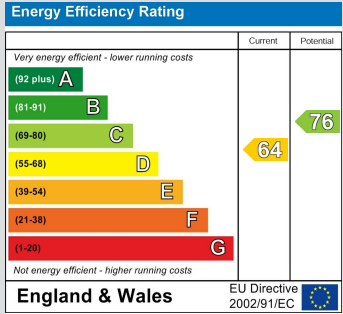
Ombudsman

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

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