**Greetlands Road**, Tunstall, Sunderland

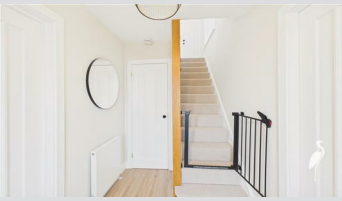
£265,000

This stunning three / four bedroom semi-detached house has been extensively upgraded and remodelled to provide an exceptional standard of accommodation. Internally briefly comprising to the ground floor of a hall with staircase to the first floor, a superb lounge that opens through to a fabulous dining kitchen with bi-fold doors to the garden. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor is a useful cloakroom/wc and a versatile room, currently used as a play room that would also be ideal as a bedroom or home office. To the first floor there are three bedrooms and a high quality family bathroom/wc. Externally there is a generous driveway to the front whilst to the rear there is a beautiful, landscaped garden with a lawn and impressive paved patio. Situated within this highly sought after area, the property is ideally placed for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly recommended arranging a detailed inspection in order to appreciate this remarkable home.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite entrance door into Reception Hall.

**Reception Hall**



Radiator and stairs to first floor with storage cupboard under. LVT flooring.

**Lounge 14'10" x 11'4"**

Double glazed box bay window to front, LVT flooring, 2x radiators and a built in panelled feature wall with floating storage shelf. Open plan into Kitchen/Dining area.

**Open Plan Kitchen/Dining Area 10'2" x 25'6"**

Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Boiling water tap. Integrated double oven, electric hob with built in Bora extractor fan, dishwasher, washing machine and wine cooler. Space for an American style fridge freezer. LVT flooring, 2x radiators and 2x double glazed windows. UPVC door to rear and door to WC.

**Dining Area**

UPVC double glazed doors to rear and column radiator. LVT flooring.

**Ground Floor WC**

Low level WC, washbasin set into vanity unit and heated towel rail. LVT flooring.

**Play Room 11'2" x 7'0"**

Double glazed window to front and double radiator. LVT flooring and built in wardrobes.

**First Floor Landing**

Double glazed arched window to side elevation and access point to loft.

**Bedroom 1 12'4" x 10'0"**

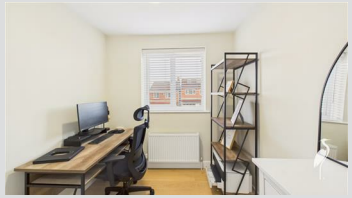
Double glazed window to front, double radiator and built in wardrobes. Engineered wood flooring.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 10'3" x 9'4"**

Double glazed window to rear, double radiator and built in shelving. Engineered wood flooring.

**Bedroom 3 8'9" x 7'8"**



Double glazed window to front, double radiator and built in storage cupboard. Engineered wood flooring.

**Bathroom**

Modern, fully tiled bathroom suite with low level WC, washbasin vanity unit, bath with waterfall shower head over, 2x double glazed windows and a heated towel rail.

**Outside**

There is a generous driveway to the front whilst to the rear there is a beautiful, landscaped garden with a lawn and impressive paved patio.

**Council Tax Band**
The Council Tax Band is Band C.

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

**Important Notice - Particulars**
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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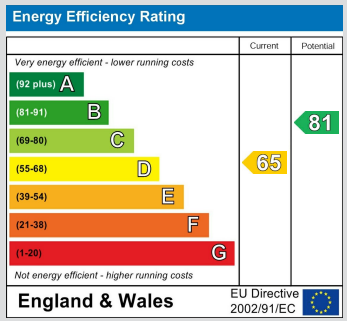
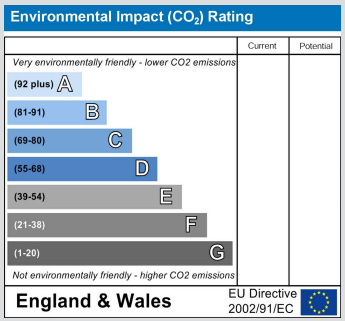
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

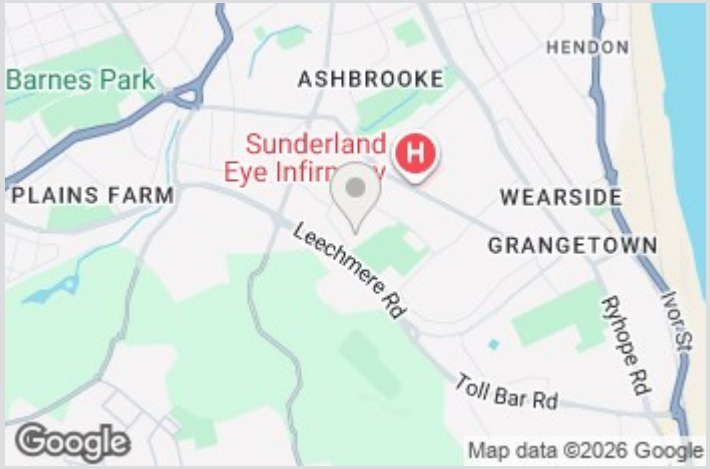
**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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



MAIN ROOMS AND DIMENSIONS



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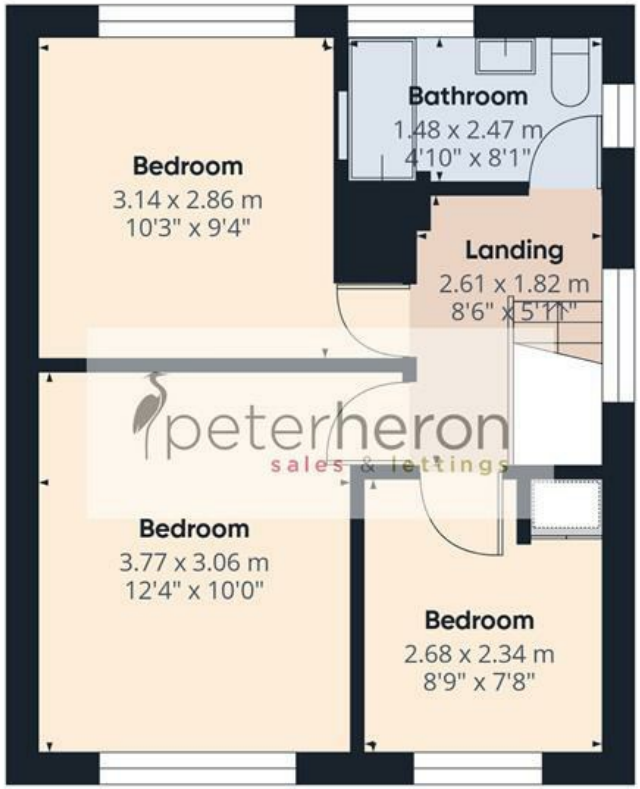
Ground Floor




First Floor

**Approximate total area**(1)

91.7 m²

988 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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