









This stunning, extended home has been refurbished to an exceptional standard, featuring a superb high-specification dining kitchen. The stylish interior is entered via an enclosed porch leading to an inviting hallway with wood flooring and a staircase to the first floor.

To the front, there is an spacious lounge with a bay window, while to the rear lies an outstanding kitchen fitted with quality units, Quartz worktops, a feature island and integrated appliances. The kitchen provides ample space for a dining table and offers access to the rear garden as well as a useful utility room.

Upstairs, the former four-bedroom layout has been thoughtfully redesigned to create three spacious bedrooms, a family bathroom/WC, a separate shower room and an additional WC.

Externally, the property benefits from a block-paved driveway offering off-street parking, an integral single garage, and generous rear gardens with a lawn, decked seating area and mature planting.

Situated just off Leechmere Road in this sought-after area of Tunstall, the property is ideally placed for well-regarded schools, local shops, Sunderland City Centre and major road links. This impressive home must be viewed to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed UPVC entrance door into

Entrance Porch

Inner double glazed UPVC door to

Reception Hall



Stairs to first floor with storage space under, radiator and doors to

Lounge 16'10" x 11'1"



Double glazed bay window to front elevation, electric fire and double radiator.

Open Plan Kitchen & Diner 17'3" x 10'5" + 6'7" x 5'8"



Range of modern wall and base units with quartz

countertops over. Integrated appliances include a double oven, electric induction hobs and hood and fridge freezer. Also benefitting from a modern island with quartz countertops over incorporating a single bowl undermount sink and drainer with mixer tap and a wine cooler. 2x radiators, 2x double glazed windows to rear elevation, UPVC French patio doors and UPVC door to rear. Door to Utility.

Utility 7'6" x 5'1"



Providing space for a washing machine and tumble dryer. Double glazed window and UPVC door to rear. Door to Garage.

First Floor



Landing with access hatch to fully boarded loft, storage cupboard and doors to

Bedroom One 15'3" x 12'2"



Double bedroom with 2x double glazed windows to front elevation, 2x radiators and built in storage.

Bedroom Two 10'0" x 8'8"



Double glazed window to the rear elevation and a radiator.

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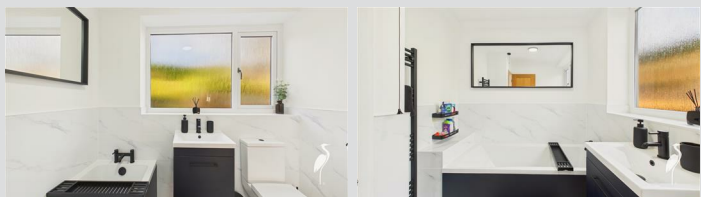
MAIN ROOMS AND DIMENSIONS

Bedroom Three 10'6" x 7'6"



Double glazed window to the front elevation and a radiator.

Bathroom



Modern suite featuring a panelled bath, hand wash basin set into vanity unit and low level wc. Heated towel rail and double glazed window to rear elevation.

Shower Room



Walk in shower cubicle and hand wash basin. Radiator and double glazed window to the rear elevation.

Separate WC



Low level WC and double glazed window to the rear elevation.

Outside



Generous, multi-level rear garden featured a decked seating area, block paved and lawned areas and a shed. Attractive front garden featuring a Driveway providing off street parking.

Garage 16'3" x 7'8"

Providing additional storage space. Access via electric roller shutter door.

Council Tax Band

The Council Tax is Band C.

Tenure FH

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

Important Notice - Particulars

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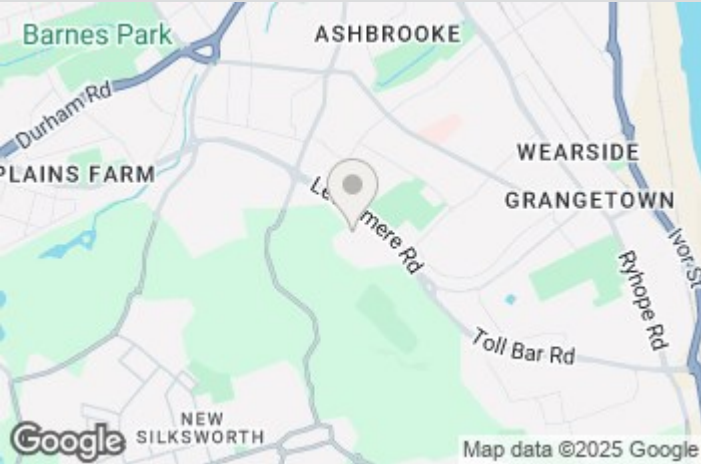
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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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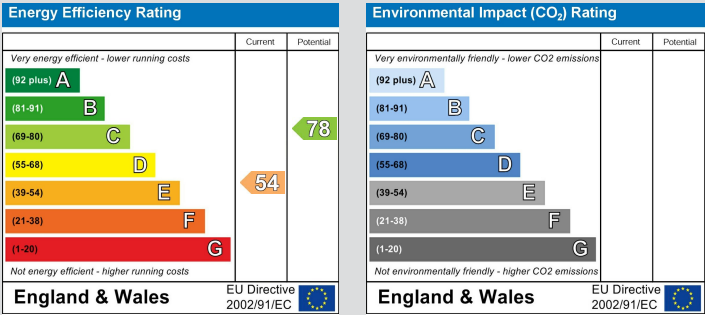
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Viewings
To arrange an appointment to view this property contact our Fawcett Street branch on .

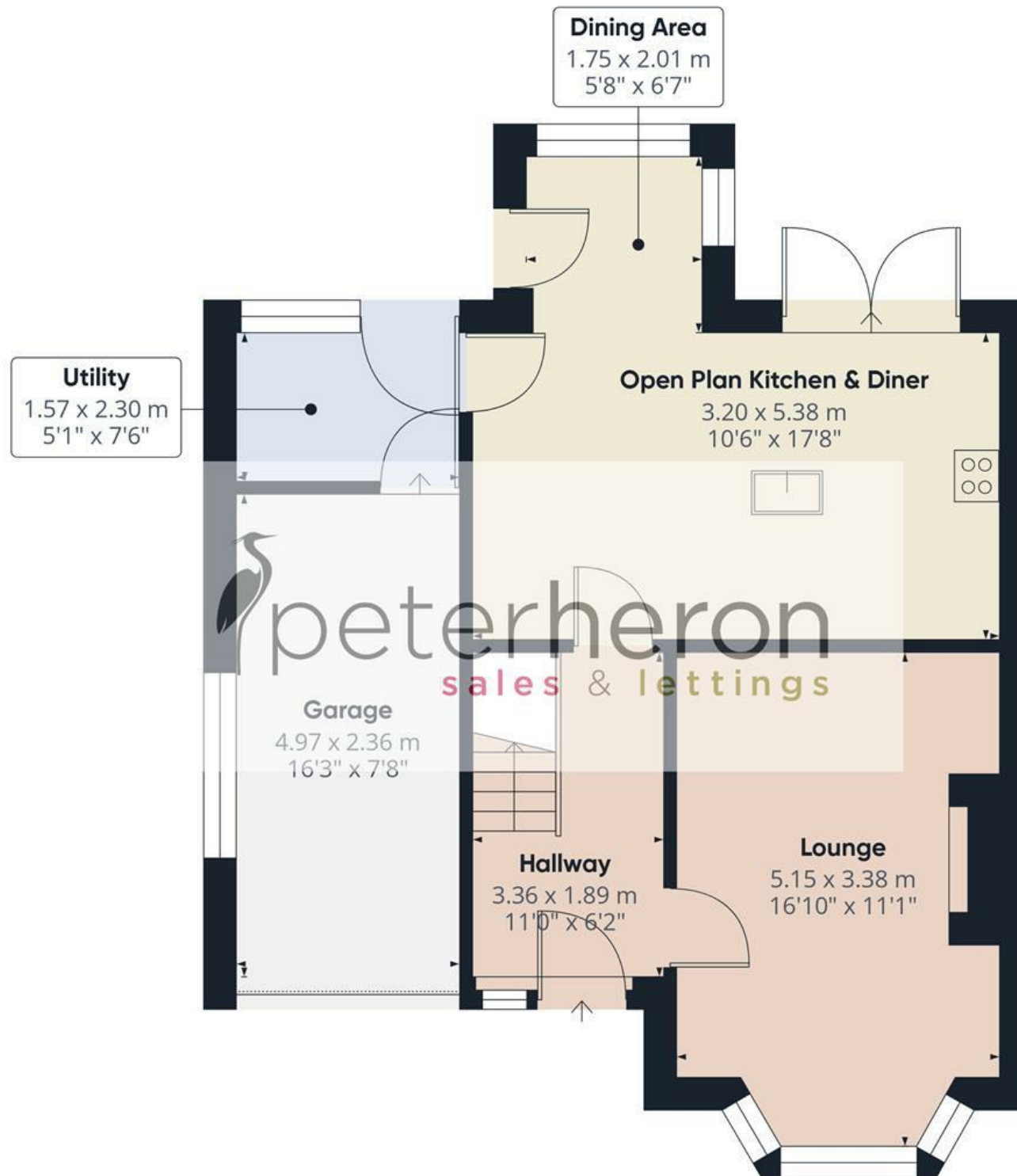
Opening Times
Monday - Friday 9.00am to 5.00pm
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Approximate total area⁽¹⁾

59.1 m²

636 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.

GIRAFFE360



Ground Floor