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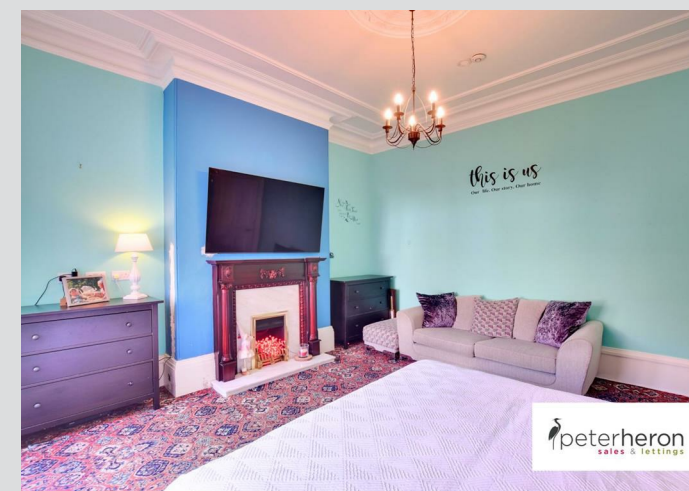
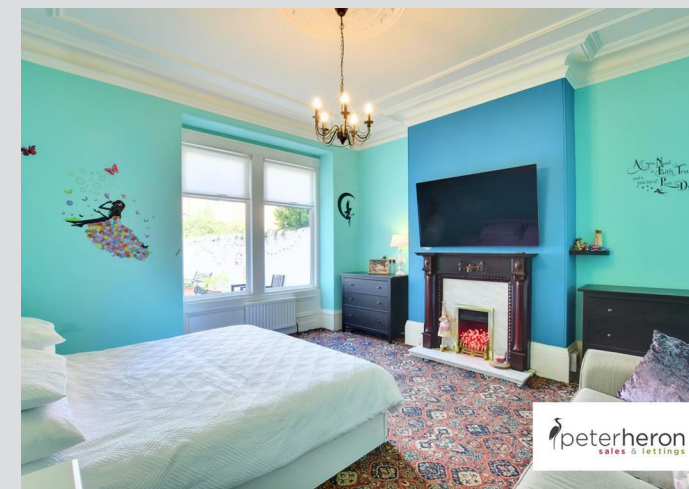
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The Craiglands, Tunstall, Sunderland

£279,950







A substantial four bedroom mid terrace period house, occupying a superb position within the highly regarded area of Tunstall. Internally the accommodation is accessed via an entrance vestibule that connects through to an impressive reception hall with a staircase to the first floor. There are two main generous reception rooms, a breakfast room, kitchen and a ground floor wc. To the first floor there are four well-proportioned bedrooms, a separate wc and a contemporary family bathroom/wc. Externally there is a town garden to the front and a courtyard to the rear with double garage. The property is located within a popular location and is close to local amenities, shops and schools, as well as being within easy reach of Sunderland City Centre and transport connections. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hallway.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 17'9" x 16'10"



Double glazed window to front, radiator and feature fireplace.

Dining Room 14'11" x 14'9"



This versatile room is currently being used as a bedroom but could be used as a second reception room. 2x double glazed windows to rear, radiator and feature fireplace.

Rear Hall

Storage cupboard.

Breakfast Room 16'9" x 16'11"



2x double glazed windows to rear with window seat, radiator, storage cupboard and 2x radiators. Archway opening to kitchen.

Kitchen 10'9" x 7'10"



Range of wall and base units with the its countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for oven, washing machine, tumble dryer, dishwasher and fridge freezer. Double glazed window and UPVC door to rear. Wall mounted Baxi boiler.

Ground Floor WC



Low level WC and washbasin vanity unit, heated towel rail and double glazed window to rear.

First Floor Landing



2 built in storage cupboards and radiator.

Bathroom



Modern suites comprising of a low level WC with concealed cistern, washbasin vanity unit and bath with waterfall shower over, heated towel rail and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Separate WC



Low level WC, double glazed window.

Bedroom 1 17'8" x 14'11"



Double glazed bay window to front and radiator.

Bedroom 2 14'11" x 14'2"



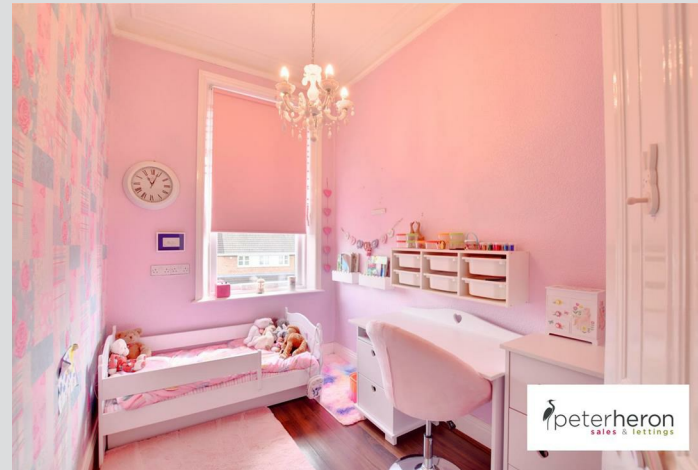
Double glazed window to rear and radiator.

Bedroom 3 17'2" x 10'10"



Double glazed window to rear and radiator.

Bedroom 4 10'7" x 6'11"



Double glazed window to front and radiator.

Outside



Town garden to the front whilst to the rear a spacious low maintenance block paved garden with up and over access door. DOUBLE GARAGE.

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.

Important Notice - Particulars

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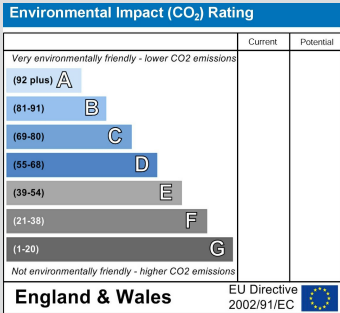
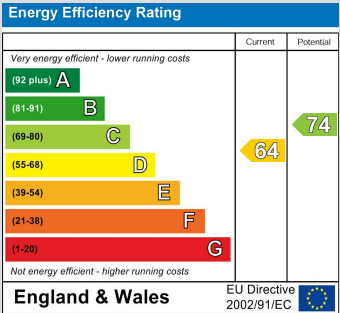
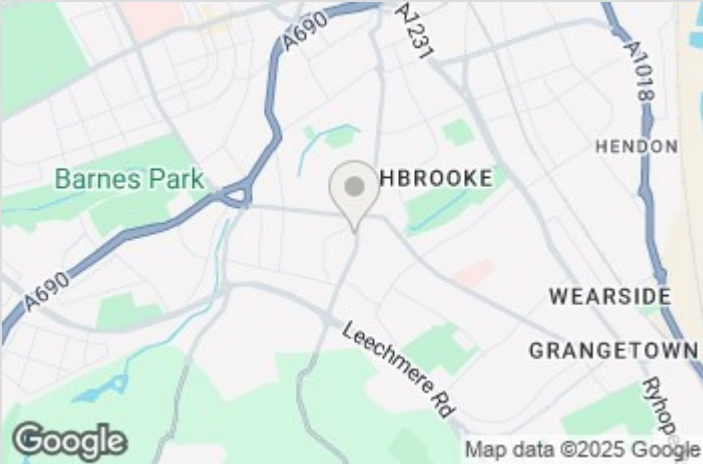
MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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.



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Ground Floor
Approximate Floor Area
(93.50 sq.m)



First Floor
Approximate Floor Area
(93.50 sq.m)