



Offers Over £185,000

Glenesk Road, Tunstall, SR2 9BN

This substantial three bedroomed semi detached home is located in the desirable area of Tunstall. Available with no upward chain, the property provides a generous living space. Internally the accommodation comprises of an entrance hall, living room, dining room with patio doors to a lovely rear garden, fitted kitchen leading through to a utility/garden room with patio doors and access to integral garage. To the first floor there are three bedrooms, a bathroom and WC. Externally the property has attractive well established front and rear gardens with off street parking and a garage. Located close to many excellent amenities including good schools, shops, transport links, the A19, Nissan, Doxford International Business park and the City Centre only a short drive away. Immediate internal inspection is highly recommended.

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Accommodation Comprises

Entrance Hallway



Entrance via white uPVC double-glazed door, parquet flooring under carpet, white uPVC double-glazed windows and door leading into reception hall.

Living Room

14'1" x 12'8" (4.307 x 3.882)



Three UPVC windows to front, double radiator, feature fireplace, coving, oak flooring under carpet.

Dining Room

18'5" x 10'2" (5.629 x 3.101)



Sliding patio doors to rear, radiator, feature fireplace, coving.

Kitchen

15'5" x 11'5" (4.702 x 3.495)



Window to rear, fitted wall and floor units, coordinating worktops, stainless steel sink unit, breakfast bar. Leading through to utility room.

Utility Room

8'7" x 7'2" (2.624 x 2.196)



Plumbing for automatic washing machine, door to rear garden.

First Floor



UPVC window to side, loft hatch.

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Bedroom One (Front)

14'4" x 12'3" (4.373 x 3.742)



Three UPVC windows to front, built in wardrobes and bedroom furniture,

Bedroom Two (Rear)

11'5" x 9'10" (3.489 x 3.019)

UPVC window to rear, storage cupboard.

Bedroom Three (Front)

10'0" x 7'1" (3.073 x 2.163)



UPVC window to front, storage cupboard, fitted shelving and cupboard.

House Bathroom

7'8" x 5'6" (2.357 x 1.684)



Pedestal washbasin and bath with overhead shower, UPVC window to side, heated towel rail, built in storage cupboard.

Separate WC



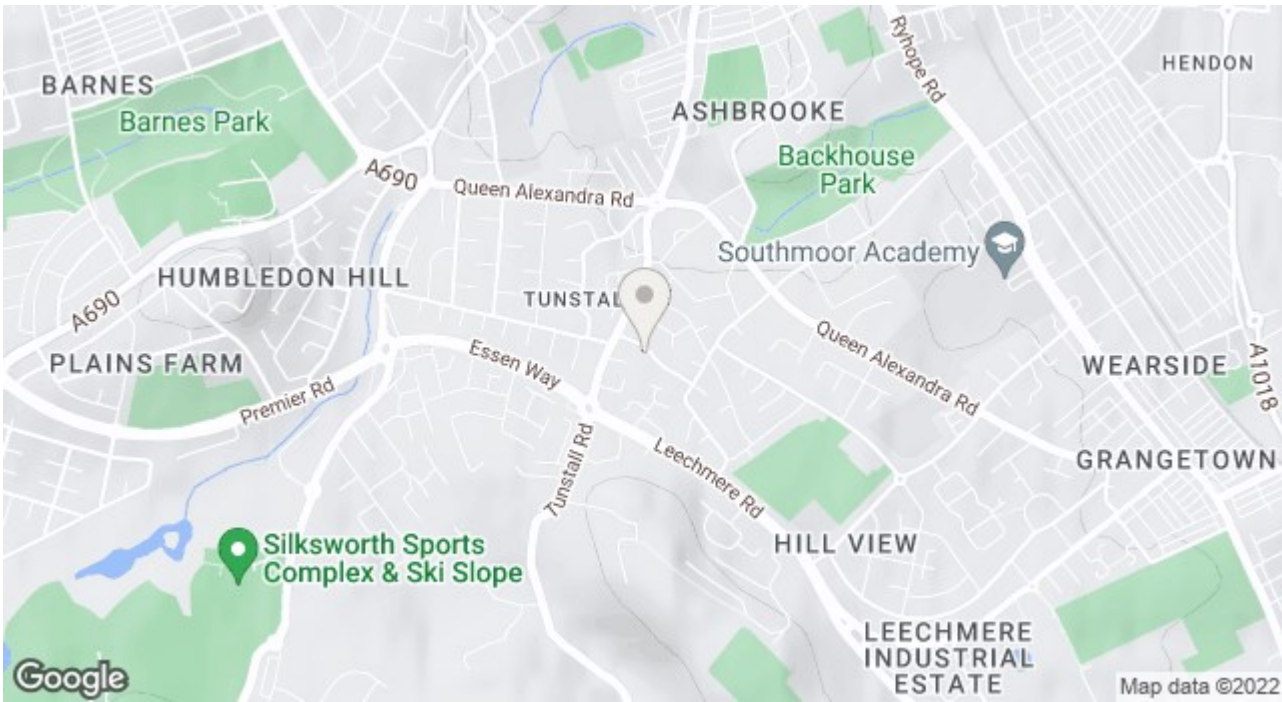
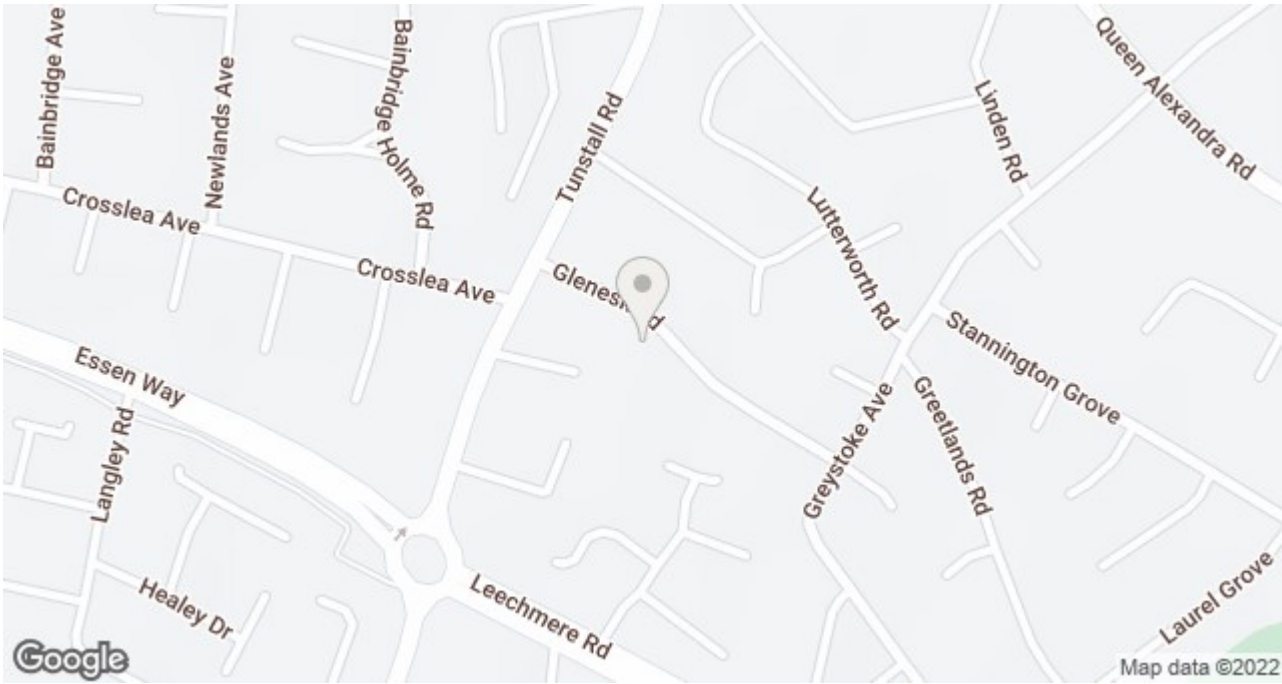
WC, window to rear.

External



The property enjoys mature attractive gardens to the front and rear, the front garden has a lawn area with mature shrubs and a driveway leading to an attached GARAGE. To the rear there is a private lawned sunny aspect garden with mature shrubs and patio area.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		