



£194,950

Tunstall Vale, Ashbrooke, SR2 7HP

This stunning three-bedroom period house forms part of the highly sought-after Tunstall Vale. With a stunning combination of elegant, original features and contemporary décor, the house is most certainly one of the finest on the terrace.

The accommodation to ground floor is surprisingly open and allows for modern family living. It comprises: entrance hall, living room, kitchen, utility, and dining room. There is the surprising addition of a study/playroom to the rear, making this property ideal for families and young professionals alike. Three spacious bedrooms occupy the first floor alongside a family bathroom. The loft is partially boarded with ladder access. A beautiful rear yard with decking, turf and roller shutter access provides a beautiful sun trap.

Being situated in the leafy suburb of Ashbrooke, this property is ideally located for all amenities, including good schools, excellent transport links to Sunderland city centre and the wider regional road network.

Early viewing is highly recommended.

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Accommodation Comprises



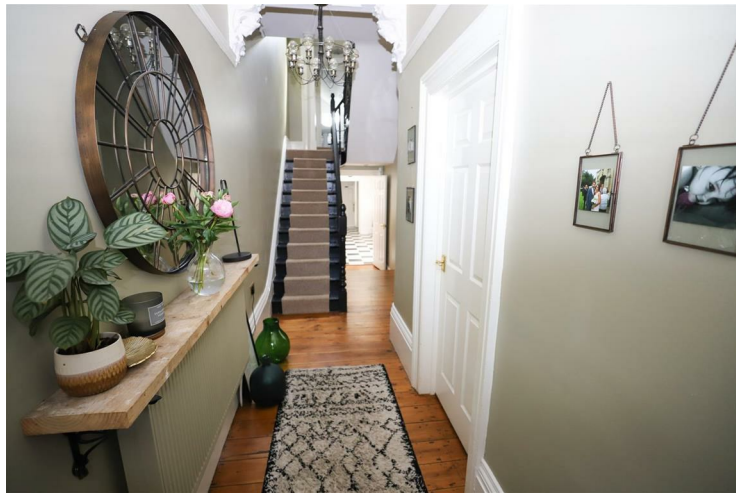
Dining room

13'9" x 13'0" (4.21 x 3.97)



Sophisticated dining room with exposed brick detailing.

Entrance Hall



Beautiful entrance hall, retaining original features.

Living room

15'5" x 15'1" (4.7 x 4.6)



Spacious living room with feature fire place and elegant bay window. Open to dining room.

Kitchen

15'7" x 8'6" (4.77 x 2.6)



Sensitively upgraded and well appointed kitchen, with range of base and eye level units.

Utility

5'0" x 9'8" (1.54 x 2.96)

Convenient utility room.

Studio/playroom

9'3" x 16'6" (2.84 x 5.04)



Carpeted studio/playroom benefitting from range of services.

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First floor



Bedroom

7'4" x 9'5" (2.24 x 2.88)



House bathroom

4'5" x 4'6" (1.35 x 1.38)



Generous proportions with exposed brick feature wall.

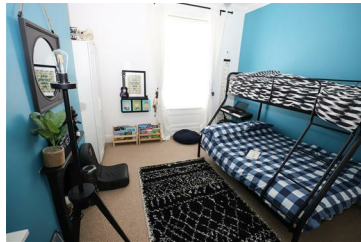
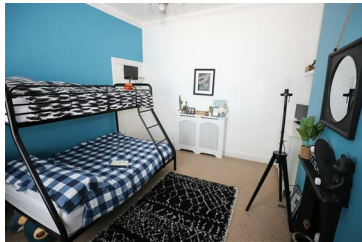
External



Unique family bathroom with bath, WC and basin.

Bedroom

13'10" x 13'1" (4.24 x 3.99)



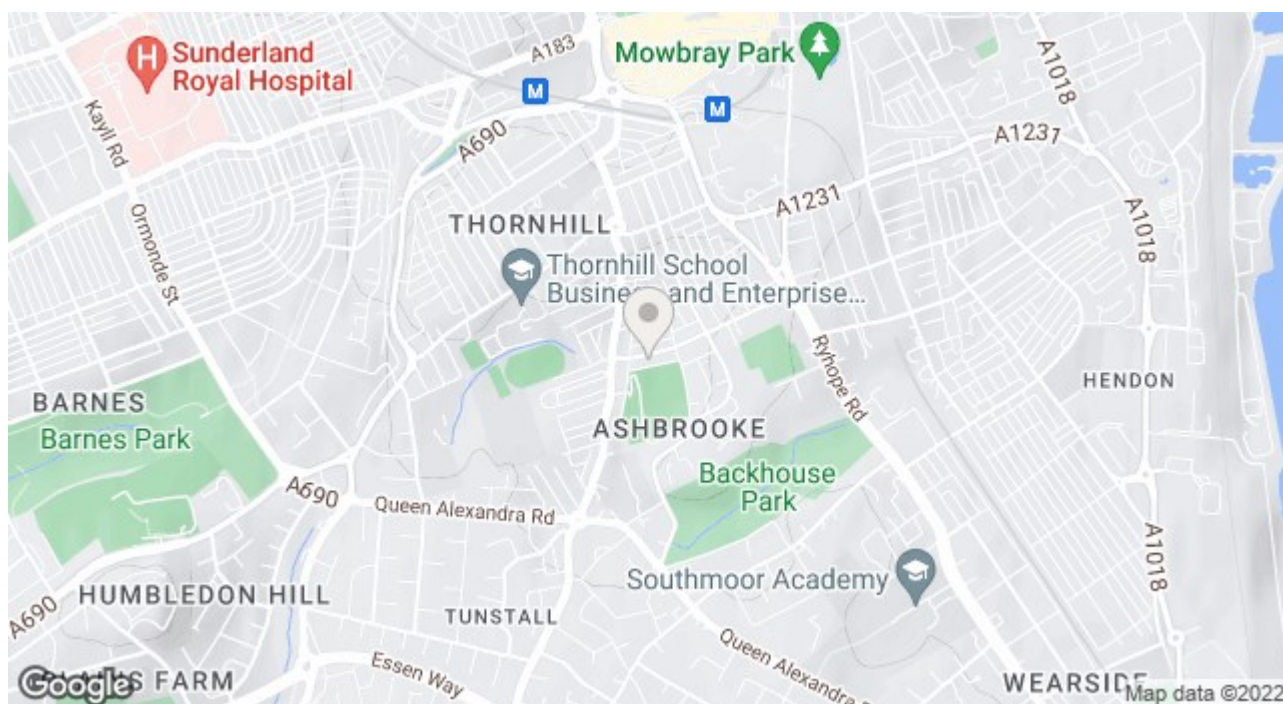
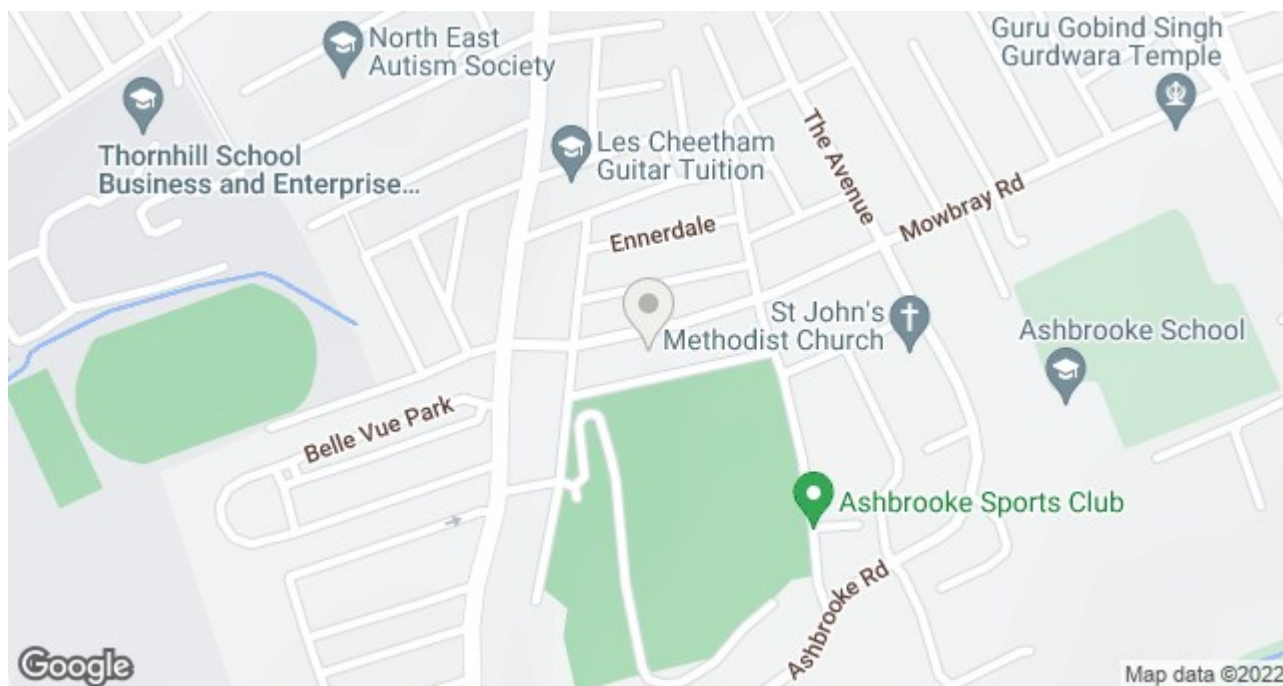
Sun trap rear yard with decking, turf and roller shutter access.

Bedroom

13'4" x 12'3" (4.07 x 3.75)



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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	71
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	