



**£199,500**

## **The Precinct, Tunstall, SR2 9DN**

A well presented 3/4 bed roomed semi-detached house with spacious and flexible accommodation that could provide 3 reception rooms or a ground floor bedroom if required. There is also a large separate utility room that could be combined with the existing kitchen to provide an open plan family kitchen. In addition to this the house provided immense potential for further modernisation to allow a large open plan ground floor with the minimum of effort and disturbance.

The property occupies an enviable location within this exclusive small private housing estate being within the highly regarded Tunstall suburb and situated at the foot of Tunstall Hills.

The house also has the benefit of a garage plus a long driveway with parking for 2/3 vehicles.

We have been advised by the vendor that the property is leasehold. Council Tax Band - D.

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Accommodation comprises



**Entrance hall**

**Living room**

12'1" x 19'8" (3.7 x 6)



Patio doors to gardens, feature stone fire place.

**Dining room**

11'5" x 12'5" (3.5 x 3.8)



**Drawing room**

12'5" x 9'6" (3.8 x 2.9)



Potential to be ground floor bedroom.

**Kitchen**

10'2" x 7'10" (3.1 x 2.4)



**Utility room**

8'10" x 8'2" (2.7 x 2.5)



**Ground floor wc and shower room**

Underfloor heating.

**first floor**

**Bedroom 1**

10'5" x 12'1" (3.2 x 3.7)



With ensuite bathroom.

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## Bedroom 2

12'1" x 11'1" (3.7 x 3.4)



Council Tax Band - D

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

## Bedroom 3

11'5" x 12'1" (3.5 x 3.7)



## House bathroom



Corner bath, low level wc, vanity wash hand basin, tiled walls.

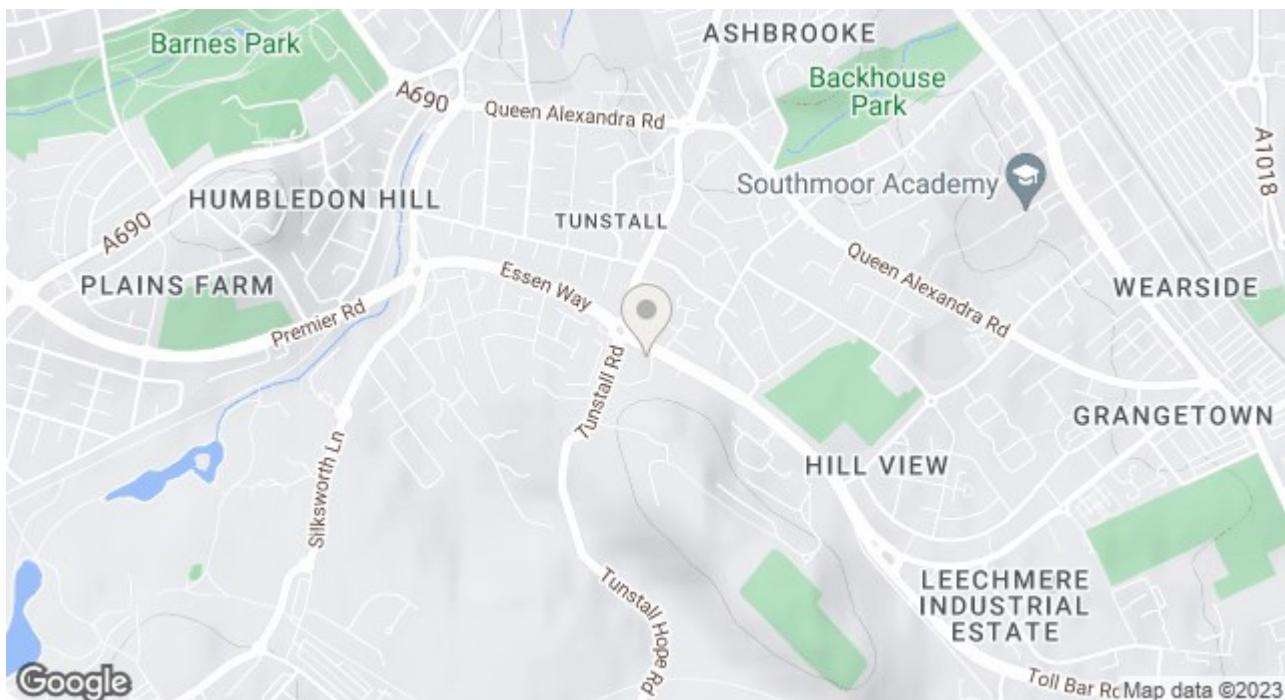
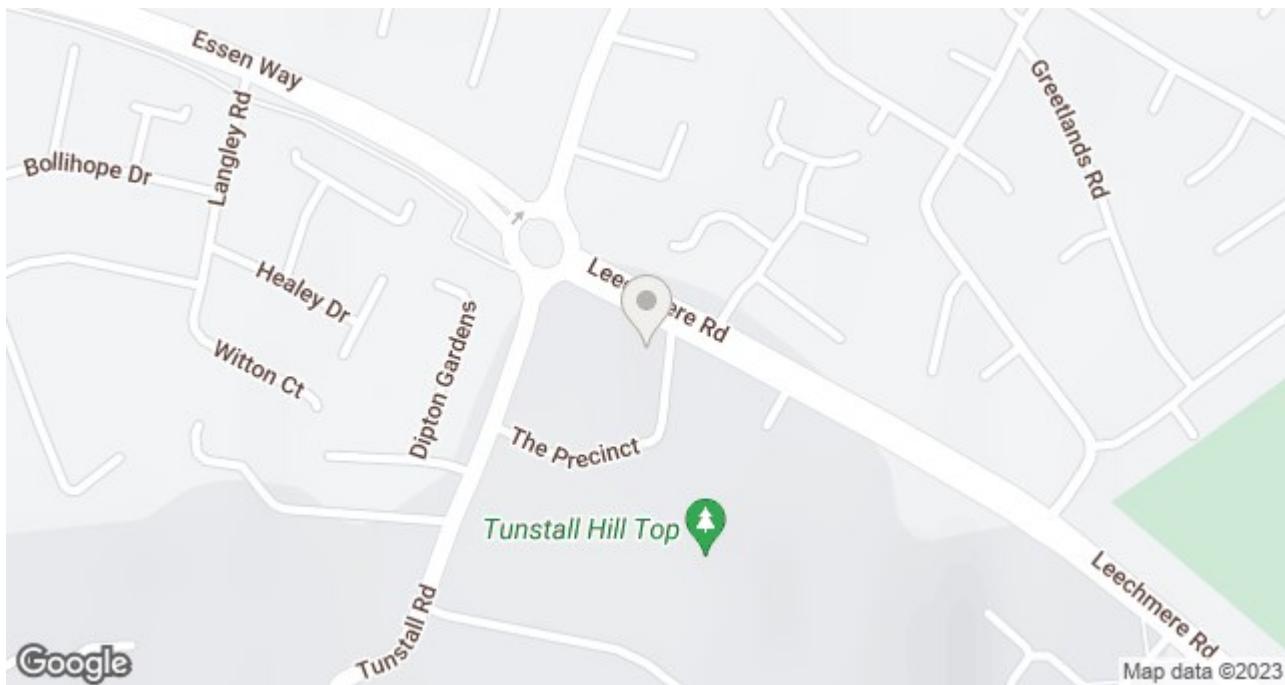
## External



The property is located within a highly private pedestrianised development with well kept communal lawned areas, the property has private gardens to both front and rear together with the added benefit of a garage and parking for 2/3 vehicles.



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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		