



M I C H A E L H O D G S O N

estate agents & chartered surveyors



TUNSTALL ROAD, SUNDERLAND £269,950

We are delighted to bring to the market this 3 bed semi detached house situated on Tunstall Road (Strawberry Bank) commanding a much sought after location offering easy access to Sunderland City Centre, the A19 in addition to well respected schools, shops and amenities. The property has been meticulously improved and modernised by the current owners and offers stylish and contemporary decor, a lovely extended kitchen / breakfast room and the added benefit of a ground floor shower room / wc plus many extras of note. The extended living accommodation briefly comprises of: Entrance Hall, Living / Dining Room, Garden Room, Kitchen / Breakfast Room, Utility Area, WC / Shower Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden, driveway providing off street parking and to the rear is a lovely garden stocked with an array of plants, trees and shrubs, in addition to a lawn and gravelled patio area. Viewing of this lovely family home is unreservedly recommended to fully appreciate the space, home on offer.

Semi Detached House

3 Bedrooms

Living / Dining Room

Bathroom & Shower Room

Lovely Property

Garden Room

Viewing Advised

EPC Rating: D

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Entrance Hall

The Entrance hall is accessed via 2 double glazed doors, radiator, cupboard under the stairs.

Living Room / Dining Room

24'7" to bay x 12'5"

The living room / dining room spans the full depth of the house having a double glazed bay window to the front elevation, 2 radiators, 2 inset fireplaces and opens to the garden room.

Garden Room

8'10" x 8'0"

The garden room has a range of double glazed window, overlooking the rear garden, double glazed door to the garden, radiator.

Kitchen / Breakfast Room

15'1" x 8'5"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, feature radiator, electric oven, gas hob with extractor over, double glazed window to the side elevation. double glazed french doors to the garden, lantern light.

Utility Area

5'2" x 6'9"

Plumbed for washer and dryer, storage units, radiator, recessed spot lighting, access to the shower room / WC

Shower Room / WC

White suite comprising of a low level WC, wash hand basin with mixer tap and tiled splashback sat on a vanity unit, double glazed window, recessed spot lighting, extractor, corner shower cubicle with electric shower.

First Floor

Landing, double glazed window to the side elevation, loft boarded with ladder, light and electricity.

Bedroom 1

12'6" x 13'8"

Front facing, double glazed bay window, radiator.

Bedroom 2

12'10" x 10'11"

Rear facing, double glazed window, radiator.

Bedroom 3

6'11" x 6'8"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap and rainfall style shower and an additional shower attachment, double glazed window, recessed spot lighting, radiator.

Externally

Externally there is a front garden, driveway providing off street parking and to the rear is a lovely garden stocked with an array of plants, trees and shrubs, in addition to a lawn and gravelled patio area. Storage room/space via electric roller shutter door

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

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

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