



MICHAEL HODGSON

estate agents & chartered surveyors

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TUNSTALL VILLAGE GREEN, SUNDERLAND £259,950

An impressive 4 bedrooned detached house situated on Tunstall Village Green commanding a superb commuting location providing easy access to Doxford International Business Park, local shops, schools and amenities as well as the A19 and Sunderland City Centre only short car journey. The property itself has been improved and modernised by the current owners and will not fail to impress all who view briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room / Sitting Room, Kitchen, WC and to the First Floor there are 4 Bedrooms, an En Suite to Bedroom 1 and a Family Bathroom. The 4th Bedroom has been converted to a walk In Wardrobe accessed from Bedroom 1 and could readily be converted back. Externally there is a front driveway leading to the house and garage whilst to the rear is a garden with patio area. Viewing of this lovely family residence is highly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Kitchen

Freehold | Council Tax
Band:

4 Bedrooms

Dining / Family Room

Bathroom & En Suite

EPC Rating: D



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Entrance Porch
leading to:

Inner Hall
the entrance hall has an LVT floor, radiator, stairs to the first floor

Living Room
11'0" x 19'9"
The living room has a double glazed bay window to the front elevation, two radiators, media wall with modern electric fire and built in shelving with LED lighting.

Sitting Room / Dining Room
11'8" x 18'1"
A lovely room having an LVT floor with underfloor heating, bi-folding doors to the garden, recessed spot lighting, opening to the kitchen area.

Kitchen
9'9" x 6'9"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, radiator, double glazed window, sink and drainer with mixer tap, tile splashback.

WC
Low level wc, radiator, wash hand basin, double glazed window

First Floor
Landing, double glazed window

Bathroom
White suite comprising low level wc, towel radiator, double glazed window, bath extractor,

Bedroom One
11'9" x 11'1"
Rear facing, double glazed window, radiator

En Suite
Suite comprising of a shower cubicle, wash hand basin with mixer tap set on a vanity unit, extractor§

Bedroom Two
9'4" x 10'1"
Front facing double glazed window, radiator

Bedroom Three
9'5" x 7'6"
Front facing, double glazed window, radiator, storage cupboard

Bedroom Four / Walk in Wardrobe
6'4" max x 8'4" max
The 4th bedroom has been converted into a walk in wardrobe accesses from the landing area and also from bedroom 1 and could easily be converted back to a self contained 4th bedroom with the reinstatement of the wall from bedroom 1.

External
Externally there is a front driveway leading to the house and garage whilst to the rear is a garden with patio area.

Garage
Attached garage having a wall mounted gas central heating boiler, accessed via an electric roller shutter.

FREE VALUATIONS
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MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

COUNCIL TAX
The Council Tax Band is Band D

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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