



**63 Crosslea Avenue**

Tunstall  
Sunderland  
SR3 1LU

**£1,295 pcm**

Semi Detached Bungalow

Two Bedrooms

Two Reception Rooms

Popular Location

Recently Refurbished

Available Now





Safe & Secure Properties welcome to the market this beautifully presented two-bedroom semi-detached bungalow. The property benefits from UPVC double glazing and gas central heating throughout.

Externally, there are gardens to the front, a driveway to the side leading to a garage, and well-proportioned rear gardens enjoying mature perimeter planting and laid mainly to lawn.

Ideally situated close to Sunderland City Centre amenities and offering excellent transport links, this property would suit a variety of tenants. Early viewing is highly recommended.

### ENTRANCE HALL

Double glazed entrance, built-in cupboard, access to loft space and radiator.

### LOUNGE

13' 2" x 12' 4" (4.02m x 3.78m) Double glazed bay window to front, coving to ceiling, radiator, open plan to dining room, open plan dining room, open fire and wooden mantel.

### DINING ROOM

10' 11" x 13' 10" (3.35m x 4.22m) Coving to ceiling, two radiators, French doors to rear garden, open plan to kitchen area.

### KITCHEN

20' 2" x 10' 4" (6.15m x 3.15m) Fitted wall and base





units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, spotlights to ceiling, integrated fridge freezer, integrated washer dryer, integrated dishwasher, combination boiler and double glazed window to rear.

### **MASTER BEDROOM**

12' 5" x 11' 10" (3.80m x 3.63m) Double glazed window to front, coving to ceiling and radiator.

### **BEDROOM TWO**

10' 10" x 10' 3" (3.32m x 3.14m) Double glazed window rear, coving to ceiling and radiator.

### **BATHROOM**

White three piece suite comprising of vanity unit, step-in shower cubical, low level, extractor fan, heated towel rail and double glazed window to side.

### **FRONT GARDEN**

Laid mainly to lawn, gravelled area, driveway, walled boundaries, wrought iron gates.

### **REAR GARDEN**

Laid mainly to law, gravelled area, flower, tree & shrub borders and fenced boundaries.

### **GARAGE**

Roller shutter door, light and power points.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

C

E



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.