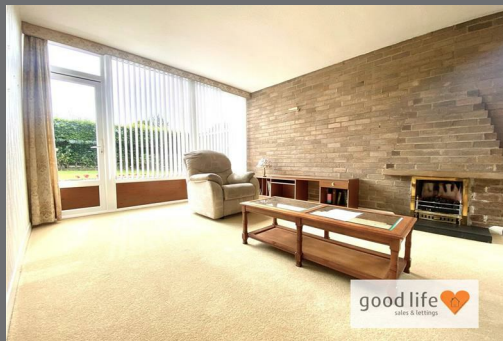


The Precinct
Tunstall
Sunderland
SR2 9DN



The Precinct

£263,000

INTRODUCTION

RARE 4 BEDROOM DETACHED HOME IN EXCLUSIVE TUNSTALL DEVELOPMENT - SOUTH FACING REAR PRIVATE GARDEN - GARAGE LOCATED WITHIN ADJACENT BLOCK PLUS AMPLE PARKING - LOVELY PRIVATE LOCATION WITH GREEN BELT TO REAR - PEDESTRIAN ONLY LANDSCAPED GARDENS AND WALKWAYS TO FRONT - POTENTIAL TO EXTEND/COMBINE SOME ROOMS TO REAR FOR OPEN PLAN LIVING - FAIRLY RECENT UPVC DOUBLE GLAZING & COMBI BOILER - NO CHAIN

OPEN PORCH

Double-glazed door leading into entrance hall.

ENTRANCE HALL

Glazed door with carpet flooring, radiator, built-in cloak cupboard, carpeted stairs to first floor landing, door leading off to home office or formal dining room, door leading off to kitchen, doors leading off to further home office or formal dining room and lounge.

LOUNGE

Carpet flooring, coal-effect gas fire, feature brick wall, 3 white uPVC double-glazed windows with different aspects and white uPVC double-glazed door leading out to rear garden, large picture window has lovely views over the garden and patio to the rear.

DINING ROOM OR HOME OFFICE

Situated to the front of the property this versatile spacious room has parquet flooring, radiator, white uPVC double-glazed window, front facing large white uPVC double-glazed window with green views over the pedestrian areas to the front. This room could have a multitude of uses including being a formal dining room, large home office, TV room or play room depending on the needs of the new owners.

HOME OFFICE OR DINING ROOM

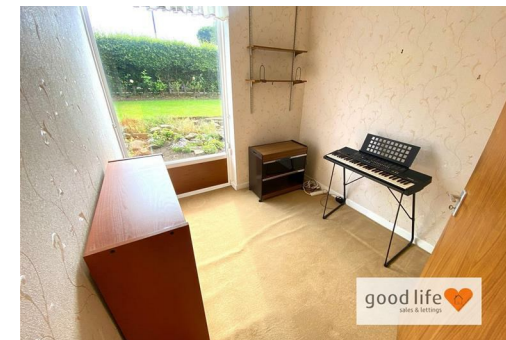
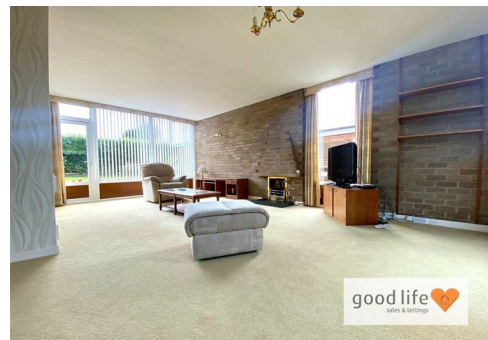
Carpet flooring, radiator, large white uPVC double-glazed window with lovely views over the rear garden and patio. Again, this versatile room which shares a stud wall with the rear of the lounge and the side of the kitchen, offering the potential to combine those for a large open plan kitchen/dining area in the future, if required by the new owners. As it is, the room could be a separate dining room, separate home office or indeed a study/hobbies room.

KITCHEN

Laminate tile-effect flooring, white uPVC double-glazed window with views over the garden with lovely views. Fitted kitchen with a range of wall and floor units in a medium oak finish with laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a dishwasher, breakfast bar, radiator, recessed suitable for tall fridge/freezer, partially-glazed door leading off to rear lobby.

REAR LOBBY

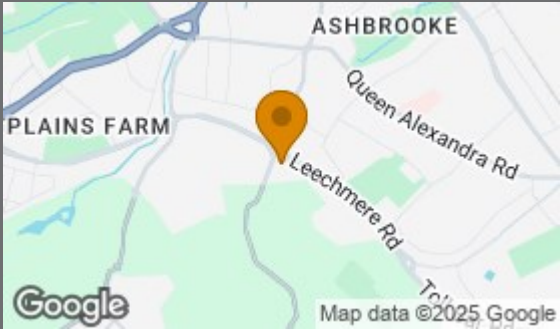
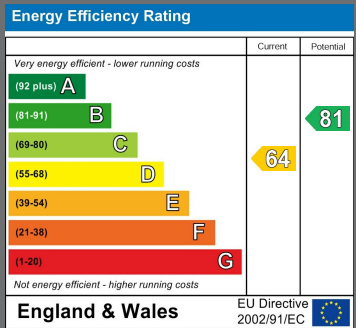
Offers access from the front via the white uPVC double-glazed door and directly from the rear also via a uPVC double-glazed door. Vinyl tile-effect flooring, large double radiator and 4 further doors, 1 leading off to WC, 2 very large brick storage cupboards each measuring 6ft x 3ft 7" and 4ft 7" x 3ft 7" providing excellent storage opportunities. The 4th door leads into a separate utility room.



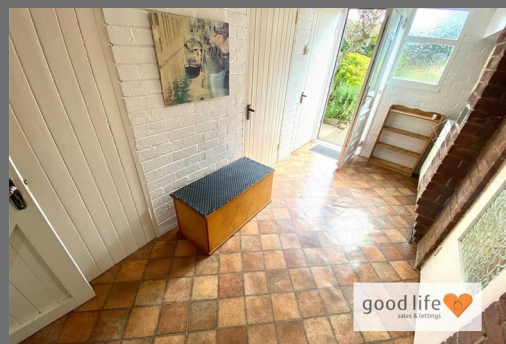
Local Authority

Council Tax Band

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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



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