

Ludlow Road
Tunstall
Sunderland
SR2 9HH



Ludlow Road

£278,995

INTRODUCTION

STUNNING EXTENDED CORNER PLOT HOME - 3 BEDROOM SEMI IN EXCLUSIVE LOCATION - BEAUTIFUL REAR EXTENSION CREATING FAMILY/DINING/KITCHEN - BI-FOLD DOORS ONTO PRIVATE REAR PATIO GARDEN - STUNNING INTERIOR DESIGN THROUGHOUT - ENCLOSED SIDE GARDEN WITH SUNNY ASPECT - DRIVEWAY & GARAGE WITH REMOTE DOOR - PROBABLY THE FINEST OF ITS TYPE ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed window and GRP door leading to entrance hall.

ENTRANCE HALL

Stylish laminate wood-effect flooring, double radiator, beautiful staircase to first floor landing, front facing single-glazed leaded glass window. Door to downstairs WC leading off, 2 further doors leading off to reception room 1 and family room/dining kitchen.

W C

Toilet with low level cistern, uPVC double-glazed window, hand basin (to be fitted) uPVC cladding to the walls.

RECEPTION ROOM 1

Carpet flooring, radiator situated beneath bay window, white uPVC double-glazed bay window with fitted shutters. Stylish feature fire in a cast finish with tiled hearth, cabinet built into either side of the chimney breast with storage beneath. This is a beautiful room.

FAMILY/DINING KITCHEN

Measurements taken at widest points.

Extension measuring 14ft 5" x 7ft 9" approx. not including depth of kitchen units. This is a stunning open space with porcelain tile flooring, media wall with plasma fire and fitting for flat screen TV, bi-fold doors leading out to sunny rear patio, ample space for a dining table and chairs and sofa. Open plan to a fabulous kitchen space, comprising a range of stylish units in a shaker medium/light grey finish with quartz work surfaces. Inset Belfast sink with chrome taps, range style oven with multiple ovens and gas hobs, wine cooler, integrated dishwasher, integrated washing machine, integrated double tall fridge/freezers, double-glazed roof light allowing lots of light into the space, additional side facing white uPVC double-glazed window. The work surfaces overhang provides informal dining and recessed lights to the ceiling. A particular feature is a bespoke chimney hood which houses extractor fan with antique mirror behind.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

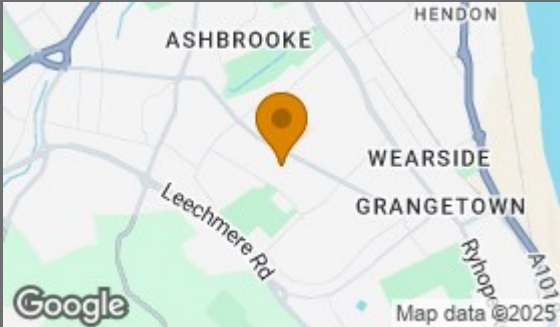
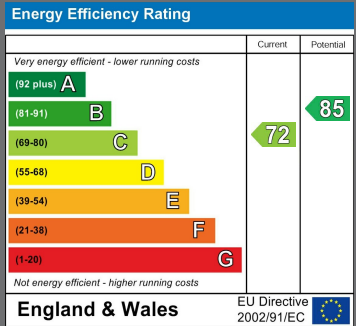
BATHROOM

Beautiful well-appointed and stylish bathroom with wonderful tile choices to the floor and walls including built in TV. Toilet with concealed cistern and push button flush, sink built onto drawer unit with black tap and controls, bath with tiled panel, black controls and separate showerhead attachment with handheld shower and overhead water fall style shower. Matching match black designer vertical style radiator, recessed lights to ceiling, extractor fan, side facing white uPVC double-glazed window with privacy glass.



Local Authority
Sunderland

Council Tax Band
C



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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