

Heathfield
Tunstall
Sunderland
SR2 9EW



Heathfield

£349,995

INTRODUCTION

RARE SPACIOUS 3 BED DETACHED BUNGALOW - AROUND 1050 SQUARE FOOT BUILD - MULTI-CAR DRIVEWAY AND ATTACHED GARAGE

- LARGE CONSERVATORY - APPROX SOUTH FACING TO REAR - MAIN BATHROOM + SEPARATE EN SUITE - LANDSCAPED REAR GARDEN - LARGE LOUNGE PART OPEN PLAN TO DINING - CUL DE SAC POSITION...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring. 2 good size built in cupboards providing useful storage, radiator. Door leading to lounge, 3 further doors leading off to bedrooms and door leading off to bathroom.

BEDROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Door leading off to en suite.

EN-SUITE

Quartz tiles to the wall, chrome radiator, front facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan.

BATHROOM

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with panel, chrome tap with showerhead attachment and glass shower screen over. The walls around the bath area are mostly finished in a ceramic tile.

BEDROOM 2

Also a double bedroom.

Engineered style wood flooring, double radiator, rear facing white uPVC double-glazed window over looking the garden. Fitted wardrobes to 1 wall providing a good degree storage and hanging space. This is a double bedroom.

BEDROOM 3

Also a small double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over garden.

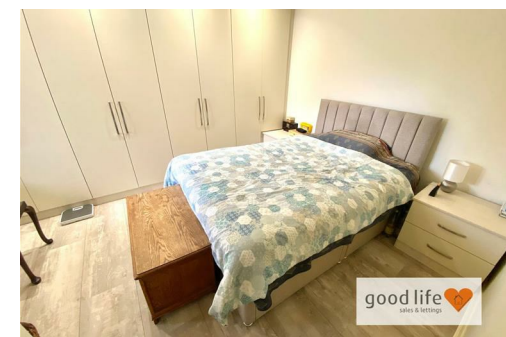
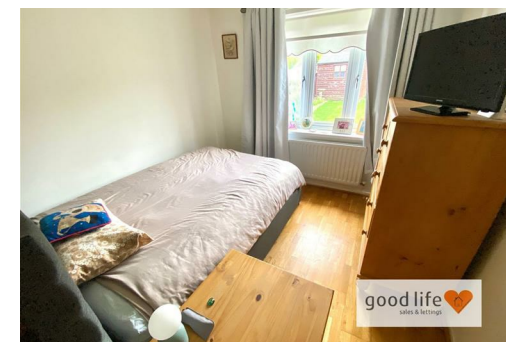
LOUNGE

Measurements into bay window.

Very spacious lounge with carpet flooring, 2 double radiators, feature fire surround in a cast style finish with tile insert, front facing white uPVC double-glazed window, front facing white uPVC double-glazed bay window. Door leading off to entrance hall, open plan archway leading off to dining room.

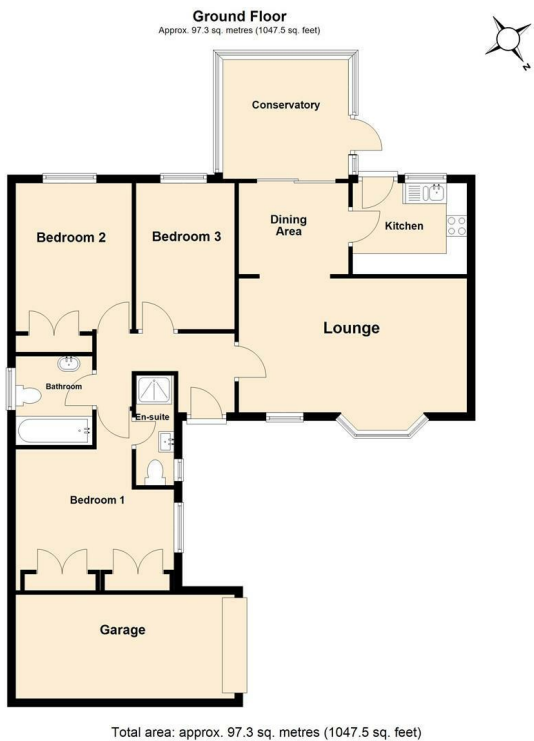
DINING ROOM

Leading off the lounge and also leading off the kitchen. Carpet flooring, doubler radiator, aluminium double-glazed sliding doors.



Local Authority
Sunderland

Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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