









Occupying a highly sought after position on the well established and highly regarded Elstob Farm Estate set within the heart of Tunstall, this beautiful three bedroom semi detached home with an open plan ground floor living space opening out onto attractive rear gardens offers comfortable living accommodation ideal for families who wish to live within the catchment area of good schools.

Within reach of the City Centre, the property is well placed for an extensive range of amenities and internally comprises, reception hall, lounge with double doors into dining room which shares an open plan arrangement with the kitchen, three first floor bedrooms and a stunning bathroom. Benefiting from gas central heating, UPVC double glazing, having a partially floored loft and superb gardens to the front and rear, the property also benefits from a long drive to the side with off street parking for up to three cars and a garage.

The beautiful mature gardens with a selection of specimen trees, raised timber decked seating areas and Pergolas at an excellent extension of the internal living space and is perfect for entertaining. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

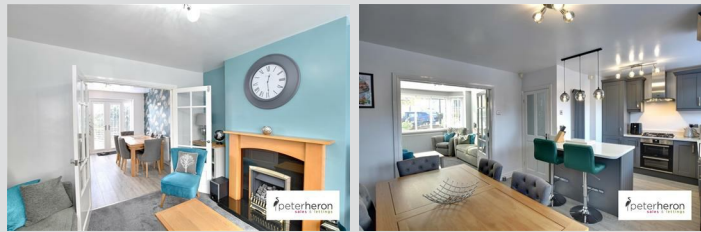
Tile effect vinyl flooring, double glazed door to

Reception Hall



Spindle balustrade staircase, understairs storage cupboard, single radiator.

Lounge 11'6" x 12'10"



Into bay with UPVC double glazed windows overlooking gardens to the front, single radiator, living flame gas fire with timber surround, granite insert and hearth, part glazed double doors leading out into dining room.

Dining Room 10'5" x 12'1"



Wood effect LVT flooring, single radiator, UPVC double glazed French doors leading out into rear gardens with inset blinds, open plan to kitchen.

Kitchen 8'7" x 8'0"



A good selection of base and eye level units with Quartz working surfaces and upstands incorporating an inset 1 1/2 bowl ceramic sink unit with pedestal mixer tap, four burner gas hob with overhead extractor hood, double electric oven under, integrated fridge freezer and automatic washing machine, wood effect LVT flooring, UPVC double glazed window to rear, contemporary wall mounted column radiator, breakfast bar peninsula with cupboard and drawer space together with a high chair seating area.

First Floor Landing

UPVC double glazed window to side, access point to partially floored loft, access via folding timber ladders. Within the loft is the wall mounted gas combination boiler serving hot water and radiators. (We have been advised by

our clients that the boiler was installed in 2018 with a 10 year warranty and is serviced annually, the last service being conducted in November 2023).

Bedroom 1 (front) 15'0" x 10'2"



Into fitted wardrobes with overhead cupboards and dressing table, UPVC double glazed bay window to front, single radiator.

Bedroom 2 (rear) 11'0" x 10'9"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 9'6" x 7'1"



Incorporating bulk head, attractive fitted suite with UPVC double glazed windows to front, fitted wardrobes, drawers and dressing table, double radiator.

Bathroom



Low level WC, washbasin vanity unit with drawers under, shower bath with overhead Rainforest shower and hand held riser with glass screen - attractive white suite with part tiled walls, LED lights to ceiling, 2x heated towel rails, UPVC double glazed window to rear, wood effect LVT flooring, UPVC double glazed to side.

Outside



Attractive laid to lawn gardens to the front with established borders, drive providing off street parking for up to three cars, brick store, fence with single gate providing access to GARAGE with up and over door. Beautiful gardens to the rear with raised timber decked seating area accessed directly from the dining room, established lawns, beautiful borders with mature specimen trees including Fatsia, Fittonia and Sorbus together with fruit bearing trees

including cherry and pear. A wonderful raised timber decked seating area set under a beautiful Pergola with climbing wisteria finishes off this wonderful garden which also enjoys a sunny situation. External sockets to the rear of the garage for the Pergola.

Garage 16'2" x 8'3"

UPVC double glazed window and door to side elevation, electric lights and sockets.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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MAIN ROOMS AND DIMENSIONS

particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Fawcett Street Viewings

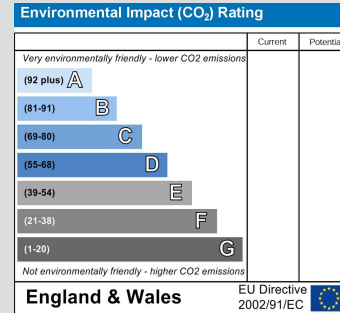
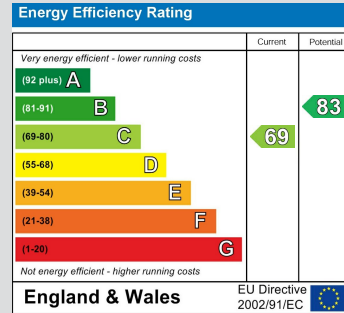
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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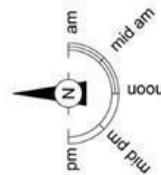
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Ground Floor
Approximate Floor Area
(42.47 sq.m)



First Floor
Approximate Floor Area
(42.27 sq.m)



90 Nursery Road