









Tucked away on this quaint cul-de-sac known as Tunstall Villas and backing onto St Leonards Church, this beautifully presented two bedroom semi detached house benefiting from an impressive converted loft and having the bonus of an additional room to the main bedroom suitable for a variety of uses, offers a wonderful living space perfect for couples and families.

Internal accommodation comprises reception hall with solid oak flooring and original staircase, living room, open plan dining room and kitchen with conservatory beyond, two first floor bedrooms, a box room and a bathroom, together with a large converted loft ideal for storage.

Benefiting from gas central heating, UPVC double glazing, a double drive to the front with off street parking for up to three cars and west facing lawned gardens to the rear with two wonderful patio seating areas. This beautiful home is stylishly presented throughout and whilst being sympathetic to the original period features, it offers a warm and contemporary internal living space. Located just off Tunstall Village Green at the top of Tunstall Bank and perfectly placed for good schools, Sunderland City centre and the A19; this absolutely gorgeous home can only be fully appreciated inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to hall.

Reception Hall



Solid oak Herringbone pattern flooring, original spindle balustrade staircase, under stairs storage cupboard housing wall mounted Baxi combination boiler serving hot water and radiators, under stairs cloaks cupboard with hanging rails and fitted shelving, period style column radiator.

Living Room 11'10" x 12'3"



UPVC double glazed oriel bay window to the front elevation, period style column radiator, solid oak Herringbone pattern flooring, Bio Ethanol cast iron log burning effect fireplace with original timber surround and tiled hearth, coved cornicing to ceiling, fitted shelving into the alcoves.

Dining Room 13'3" x 12'0"



Wood effect laminate flooring, double radiator, coved cornicing to the ceiling. Open plan to the kitchen. Double glazed sliding patio doors to conservatory.

Kitchen 6'4" x 9'9"



Good selection of base and eye level units with stone effect working surfaces and upstands incorporating a single drainer stainless steel sink unit with pedestal mixer tap. Integrated appliances include an induction electric hob with splashback and overhead extractor hood, built under electric oven and a slimline dishwasher whilst space is provided for a fridge freezer. Wood effect laminate flooring, UPVC double glazed window to the rear elevation.

Utility

Fitted shelving, space and plumbing for an automatic washing machine and space for a microwave, hanging rails and laminate flooring.

Conservatory 10'5" x 10'2"



Wood effect laminate flooring, UPVC double glazed sliding patio doors to south facing rear gardens.

Half Landing

UPVC double glazed window to the front elevation.

First Floor Landing

Bedroom 1 (front) 10'3" x 12'9"



UPVC double glazed window to rear elevation, period style column radiator, stripped and painted floorboards, feature fireplace with original tiled hearth.

Box Room/Nursery 5'2" x 5'1"

UPVC double glazed window to front elevation, period style column radiator and stripped and painted floorboards. Please be advised this was formally an en-suite and

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plumbing for a WC, wash basin and bath/shower, but could be utilised for any of the three previously mentioned purposes, adjoining en-suite as well as a box room/nursery.

Bedroom 2 (front) 12'0" x 12'3"



Wood effect laminate flooring, double radiator, UPVC double glazed window to the front elevation.

Bathroom



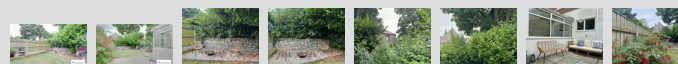
Low level WC, washbasin vanity unit with period style cupboard and drawers under, pedestal mixer tap, double ended bath with wall mounted taps and art deco wall tiles, corner shower cubicle with art deco style wall tiles, decorative wall tiles, heated towel rail, UPVC double glazed window to side elevation. Turned staircase to converted loft.

Converted Loft 16'2" x 14'9"



Period style column radiator, eaves storage cupboard, large Velux window with wonderful views toward Tunstall Hill, access to additional eaves storage.

Outside



Double drive to the front with off street parking for up to three cars, enclosed west facing lawned gardens to the rear featuring established shrubs to border and attractive stone wall with a gravelled seating area and southerly aspect whilst enjoying a wonderful aspect to the rear looking onto St Leonards Church. In additional there is a large patio seating area, accessed directly from the conservatory which captures the afternoon sun due to its south facing orientation, external cold water supply.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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Opening Times

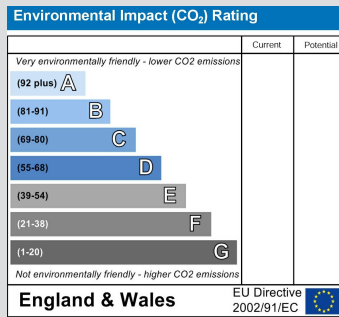
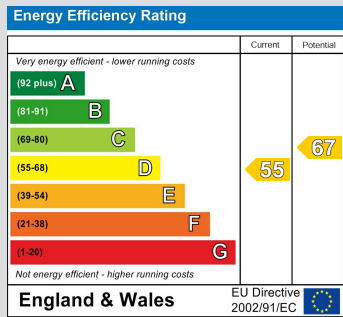
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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