Ludlow Road, Tunstall, Sunderland

£239,950

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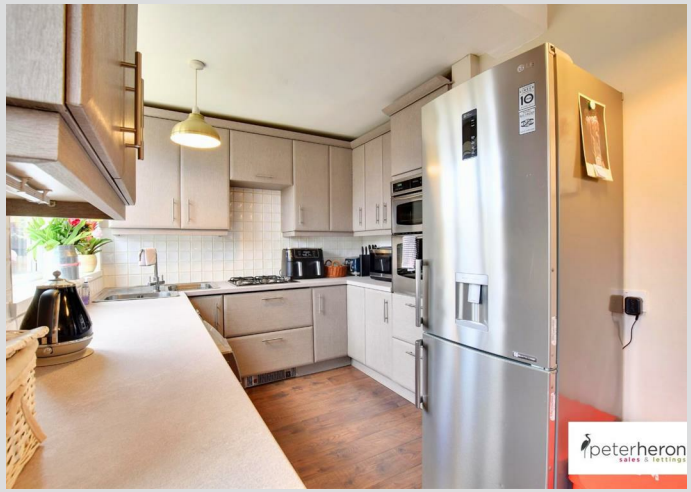
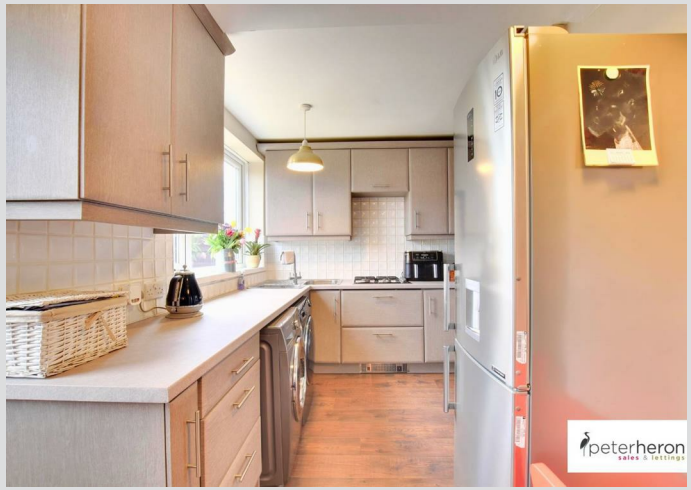


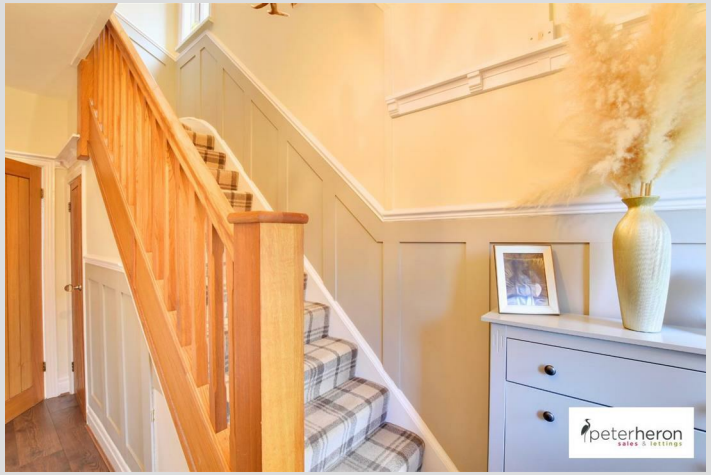


A superb, extended three semi-detached house with a delightful garden, occupying an attractive cul-de-sac position within this highly sought after area. Internally the immaculate internal accommodation includes a hall with staircase to the first floor, lounge with a bay window to the front and to rear an impressive open plan kitchen / dining and family area. On the first floor there are three bedrooms and an excellent family bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an attached single garage and to the rear, a wonderful garden with a lawn and patio area. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall



Radiator, stairs to the first floor with storage under and doors to lounge and kitchen.

Lounge 13'10" x 11'10"

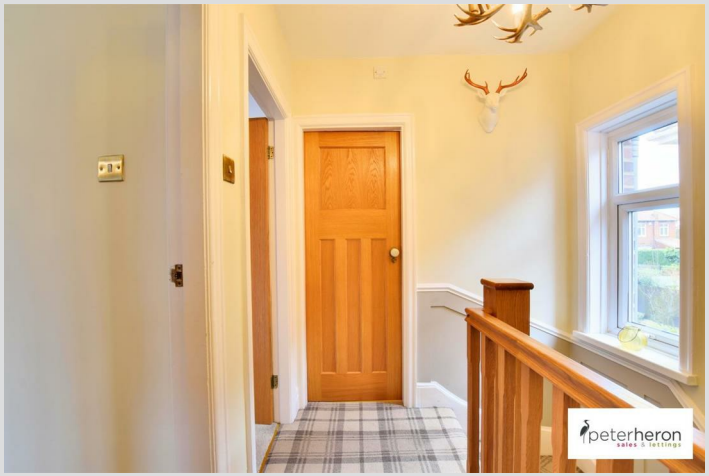
Double glazed bay window to front, radiator and feature fireplace.

Open Plan Dining/Kitchen & Family Area 13'9" x 8'8" max

Range of modern wall and base units with work surfaces over incorporating a stainless steel corner sink and drainer unit with mixer tap. Integrated appliances include an oven and hob, space for fridge freezer, washing machine and tumble dryer, double glazed window and UPVC door to rear. Open plan into dining room.

Family Area 11'9" x 11'10"
Double glazed bay window to rear, radiator and feature fireplace.

First Floor Landing

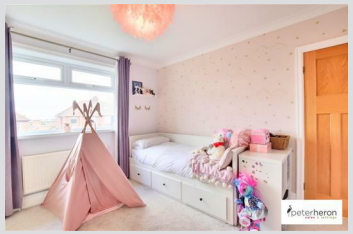


Double glazed window, storage cupboard and loft access hatch.

Bedroom 1 13'3" x 10'9"

Double glazed window to front, radiator, built in wardrobes and feature fireplace.

Bedroom 2 11'10" x 9'8"



Double glazed window to rear, radiator and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'0" x 6'4"

Double glazed window to front and radiator.

Bathroom

Low level WC, wash hand basin, bath with over head shower, 2x double glazed window and radiator.

Outside

Driveway to the front, generous rear garden with block paved, lawned and decked areas, and shed.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1936 and the Ground Rent is £5.26 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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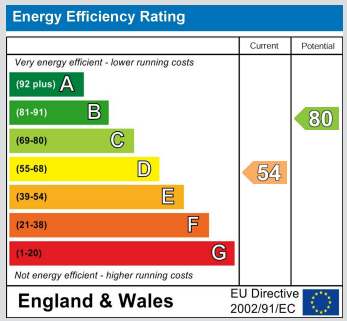
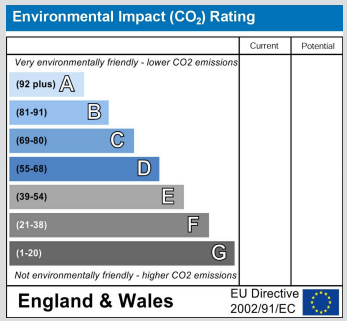
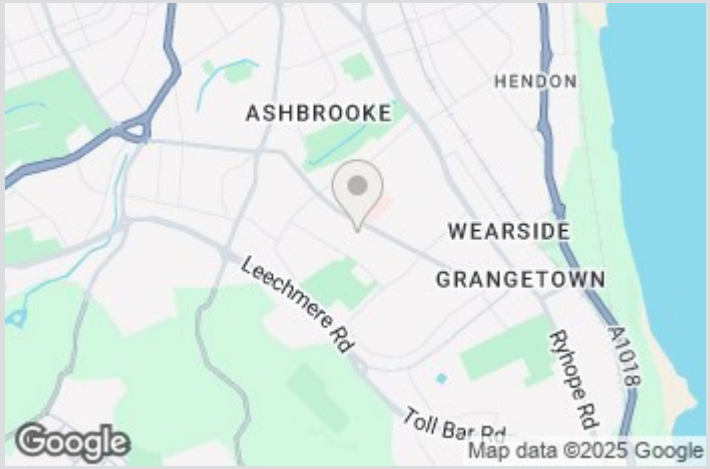
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





MAIN ROOMS AND DIMENSIONS