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Newlands Avenue, Tunstall, Sunderland

£1,200 PCM













Occupying an imposing position on Newlands Avenue, Tunstall, this substantial 1930s semi-detached Dutch style bungalow offers a delightful blend of modern living and original features such as restored internal doors. With four good sized double bedrooms and a well-appointed bathroom, this property is ideal for families or those who require a working from home environment.

Set within a mature corner plot, the bungalow is beautifully screened by established mixed hedging, providing both privacy and a serene environment. From the first floor, residents can enjoy amazing views across the city skyline, enhancing the appeal of this lovely home.

The property is available now, making it an attractive option for those looking to move swiftly. Its highly desirable location is perfectly situated between Queen Alexandra Road and Crosslea Avenue, close to the fashionable suburbs of Ashbrooke, Tunstall, and Barnes. This area is well-regarded for its excellent selection of schools, University, Sunderland Royal Hospital and local amenities, ensuring that all your needs are within easy reach.

The bungalow features a drive to the side, complemented by a detached garage, providing ample parking and storage options. This home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a sense of community.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall

Impressive hallway with original panelling delft rack and turned staircase to the first floor with oriel window to front, coved cornicing and exposed beams to ceiling, radiator and staircase to first floor with understairs cloaks cupboard.

## Lounge 14'6" x 11'8"

Double glazed window to front, decorative coved cornicing, picture rail and ceiling rose, radiator and beautiful period living flame gas fire with solid brass and tiled insert with slate hearth.

## Dining Room 11'9" x 10'9"

Coved cornicing to ceiling and opening into garden room.

## Garden Room 11'1" x 7'4"

UPVC double glazed French doors to sun drenched private garden and 2x radiators.

## Breakfasting Kitchen 13'0" x 12'0"

Range of modern soft close wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge and dishwasher. Double glazed window to rear, radiator and feature exposed beams to ceiling. Door to utility.

## Utility 7'8" x 7'1"

Base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Providing space for low level freezer, washing machine, tumble dryer and fridge freezer. Wall mounted boiler, radiator, double glazed window and UPVC door to rear. Door to shower room.

## Shower Room

Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail and double glazed window.

## Bedroom 1 13'1" x 12'11"

Double glazed bay window to front, coved cornicing, restored original floorboards and radiator.

## First Floor Landing

## Bedroom 2 21'11" x 10'5"

Two double glazed windows to front and rear, radiator, built in mirrored sliding door wardrobes and storage cupboard.

## Bedroom 3 13'7" x 11'11"

Double glazed window to front, radiator and storage cupboard.

## Bedroom 4 12'4" x 8'11"

Double glazed window to front, radiator and storage cupboard

## Bathroom

Low level WC, washbasin and bath, part tiled walls, tiled floor, chrome heated towel rail and double glazed window.

## Outside

Low maintenance rear garden with block paved and decked areas with a garage. Generous corner plot from garden with lawned and block paved areas. Gated driveway providing off street parking.

## Garage 19'3" x 8'3"

Access via electric roller shutter door, UPVC door to rear garden, double glazed window to rear and electricity.

## Delightful Far Reaching Views

## Council Tax Band

The Council Tax Band is Band D.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of

the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Appointment

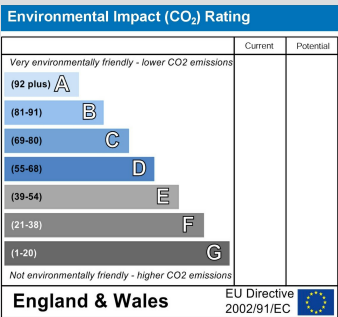
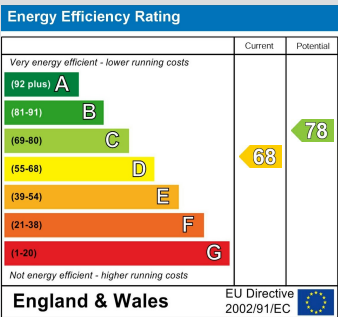
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.



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