Stannington Grove

Tunstall
Sunderland
SR2 9JT

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STANNINGTON GROVE
SR2

A very spacious 4 double bedroom modernised home in a sought after residential area close to good schools and withih easy commuting access to all areas of the city.

- 4 DOUBLE BED END LINK
- MODERNISED & WELL PRESENTED
- LARGE GARAGE WITH ELECTRIC DOOR
- CLOSE TO GOOD SCHOOLS

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Good Life Homes
QUALITY HOMES

We Sell Homes that *Change Lives!*

Stannington Grove

Offers In The Region Of £235,000

INTRODUCTION
4 DOUBLE BEDROOM END LINK HOME - LARGE SPACIOUS HOME CONVERSION - WELL PRESENTED & MODERNISED THROUGHOUT - DOUBLE ATTIC BEDROOM + EN SUITE & SAUNA - DESIRABLE RESIDENTIAL LOCATION - LARGE GARAGE & STORE ROOM TO REAR ...

ENTRANCE VESTIBULE
Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, door leading off to entrance hall.

ENTRANCE HALL
Laminate wood-effect flooring, radiator, built in cupboard providing storage, carpeted stairs to first floor landing. Door leading to rear lobby, door leading off to lounge.

LOUNGE
22'4 x 14'2
This is a huge lounge area which could naturally be spilt into a lounge and dining area if required. Carpet flooring, large double radiator, 2 front facing white uPVC double-glazed windows, feature fire surround with quartz style back and hearth and built in electric fire. 4 glazed doors, bi-folding doors leading into separate dining room.

DINING ROOM
11'11 x 11'10
Lovely additional reception area.
Carpet flooring, radiator, bi-fold glazed doors leading into lounge area, door leading off to kitchen, door leading to inner hallway.

KITCHEN
9'10 x 8'5
Recently installed, the kitchen has a range wall and floor units in a white high gloss finish with compressed concrete style work tops, integrated fridge, wine cooler, electric oven, 4 ring induction hob, stainless steel extractor hood, combi boiler housed in a matching cupboard, integrated dishwasher, inset stainless steel sink with bowl and a half, Monobloc tap situated centrally. White uPVC double-glazed window overlooks raised balcony area with views to the rear over the school.

INNER HALLWAY
Radiator, door leading off to steps which lead down to garage, door leading off to separate WC, door leading off to utility, door leading back into entrance hall.

W C
6'3 x 5'6
Laminate wood-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, rear facing white uPVC double-glazed window.

UTILITY ROOM
6'3 x 4'0
Tiled flooring, space for tall fridge/freezer, space and plumbing for a washing machine and dryer, white uPVC double-glazed window.

FIRST FLOOR LANDING

Radiator, side facing white uPVC double-glazed widow side, additional radiator on the full landing. 4 doors leading off, 3 to bedrooms and 1 to bathroom. The landing also opens up at one end with space which would have originally been occupied by a 4th bedroom and is now a lovely open space with laminate wood-effect flooring, white uPVC double-glazed patio doors with rear views over the school and open plan staircase leading to the loft conversion.

BEDROOM 1

14'7 x 10'8

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a very large double bedroom with matching dressing table and built in drawers.

BEDROOM 2

11'0 x 9'11

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with views over school. Extensive fitted wardrobes providing a good degree of storage and hanging space. This is also a good size double bedroom.

BEDROOM 3

14'7 x 12'7

Measurements taken to the chimney breast.

This is also a large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window.

BATHROOM

7'6 x 5'6

Tiled flooring, white bathroom suite comprising of, toilet with low level cistern, wall mounted sink with chrome tap, p-shaped bath with glass shower screen over, chrome taps with showerhead attachment, also separate shower fed from the main combi boiler system, chrome towel heater style radiator, rear facing white uPVC double-glazed windows with privacy glass, recessed lights to the ceiling. Stylish tile choices to the walls.

LOFT CONVERSION

Accessed by fixed staircase from former bedroom 4.

Lovely comprehensive loft conversion, spilt into 2 areas with large double bedroom and bathroom with sauna.

BEDROOM 4

17'0 x 14'5

Carpet flooring, radiator, 2 double glazed roof windows, front and rear facing, with pleasant views, cupboards with space in the eaves. Professionally installed built in wardrobes with white high gloss doors providing a good degree of storage. Door leading off to bathroom.

BATHROOM

10'10 x 5'4

Some restricted head height with the slopping ceiling.

Shower cubicle, toilet with low level cistern, sink with single pedestal and chrome taps. Tile effect laminate wood-effect flooring, double glazed roof window, electric towel heater style radiator in a chrome finish. Door leading off to sauna.

SAUNA

6'0 x 5'4

Internal.

Tiled flooring, pine seating and cladding, electric sauna heater.

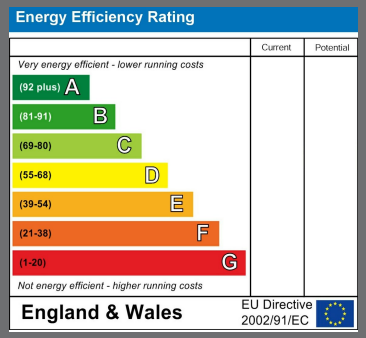
GARAGE

16'0 x 14'2

Electric roller shutter door, electric sockets and lighting, double radiator, doorway to rear of the garage with access to a storage room measuring 10ft 2" x 10ft 6" and also has electric sockets and lighting and multiple built in cupboards. There is also a double radiator in the storage area advised by vendor but not seen sight due to storage.

Local Authority
Sunderland

Council Tax Band
B



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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