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Tunstall Road, Tunstall, Sunderland

£209,950











An attractive two / three bedroom semi-detached Dutch bungalow, enjoying a superb position within this sought-after residential area. Internally the accommodation on the ground floor includes a hall, lounge, kitchen, connecting through to a conservatory, two bedrooms (one could be utilised as an additional reception room if required) and a wash room/wc whilst to the first floor there is a further double bedroom and a bathroom/wc. Externally there is a garden to the front with a driveway and a delightful garden to the rear with a lawn and patio. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. The property is available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC double glazed entrance door to reception hall.

Reception Hall
Stairs to the first floor, storage cupboard and doors to the kitchen, wash room/WC, lounge and bedrooms one and two.

Lounge 17'7" x 11'9"



Double glazed window to the front, a radiator and feature gas fire.

Kitchen 13'7" x 8'3"



Fitted with wall and base units with work surface over incorporating a sink and drainer unit with mixer tap. Integrated oven and hob with extractor over, integrated microwave oven, space for a washing machine, wall mounted boiler concealed by cupboard, tiled floor and part tiled walls, double glazed window to side and rear, radiator and a door to the conservatory.

Conservatory 9'0" x 9'9"



Double glazed windows to the front side and rear, tiled floor and double glazed door to the rear garden.

Bedroom 1 11'10" x 11'5"



Double glazed window to the front and a radiator.

Bedroom 2 / Dining Room 16'0" x 11'7"



This versatile room could be utilised as either a bedroom or additional reception room, it has a central double glazed French doors to the rear garden with double glazed windows to either side and a radiator.

Wash Room/WC



Low level WC, mini wash hand basin, tiled walls and floor, radiator and a small window to the side.

First Floor Landing
Access point to loft and doors to the bathroom and bedroom three.

Bedroom 3 16'4" x 9'10"



Double glazed window to the front, radiator, storage cupboard and fitted wardrobes.

Bathroom



Low level WC, wash hand basin, corner bath with hand held shower, part tiled walls, double glazed window and a radiator.

MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with a driveway whilst to the rear there is a delightful garden with a lawn, patio and shed.

Council Tax Band
The Council Tax Band is Band C.

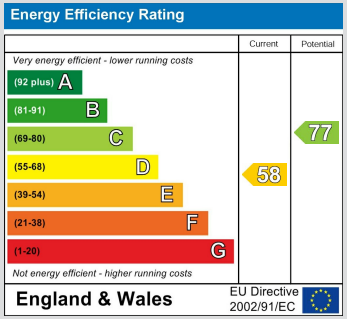
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

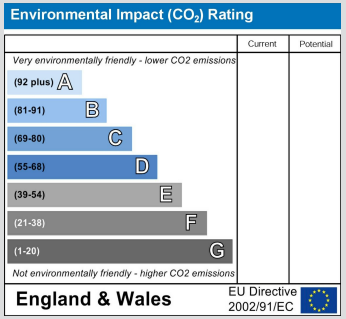
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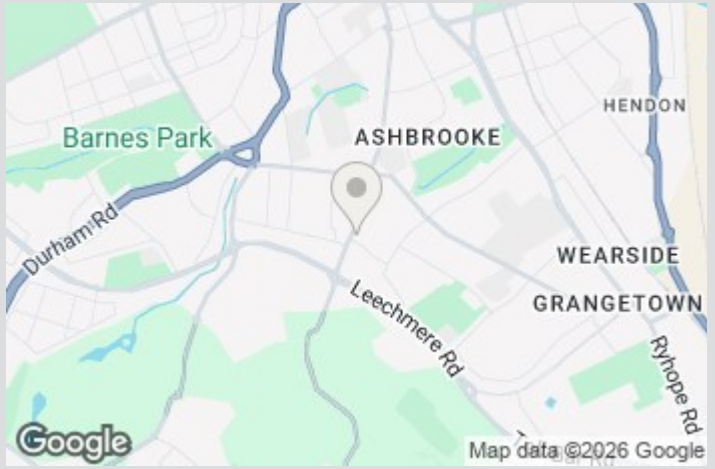
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.









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Approximate total area(1)

109 m²

1173 ft²

Reduced headroom

3.4 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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