



2 Tunstall Vale, Sunderland, SR2 7HP

Offers Over £130,000

Hive Estates are delighted to present to the market this spacious two bedroom upper flat, ideally located on Tunstall Vale in Sunderland. Positioned in a highly desirable area, the property benefits from excellent transport links, nearby green spaces, and well-regarded local schools including Ashbrook Primary and Thornhill School.

Internally, the flat offers a unique and well-proportioned layout, with attractive wooden flooring running throughout much of the space. The living room is particularly generous in size, providing ample space for both lounge and additional furnishings. It features a stylish statement wall and a charming fireplace, creating a focal point within the room while enhancing the overall sense of character and warmth. The proportions and layout make it an ideal space for both relaxing and entertaining.

A standout feature of the home is the large open-plan kitchen-diner, arranged over two levels. This bright and airy space is enhanced by large windows that flood the room with natural light. The kitchen is fitted with cream shaker-style units, wood-effect laminate worktops, an integrated oven and hob, ample storage, and a tiled splashback. The dining area also benefits from a charming fireplace alcove. The master bedroom is spacious and tastefully decorated in neutral tones, complete with cream carpeting, a feature fireplace, and a useful storage cupboard. The second bedroom is also well-sized and offers flexibility for use as a guest room, home office, or dressing room.

The bathroom is finished with neutral tiling and offers a light, airy feel, comprising a shower over bath, wash basin, and WC. With its combination of space, character, and location, this property represents an excellent opportunity for first-time buyers and investors alike.

Living Room 11'5" x 10'9" (3.50 x 3.30)

Kitchen Area 11'7" x 8'1" (3.55 x 2.48)

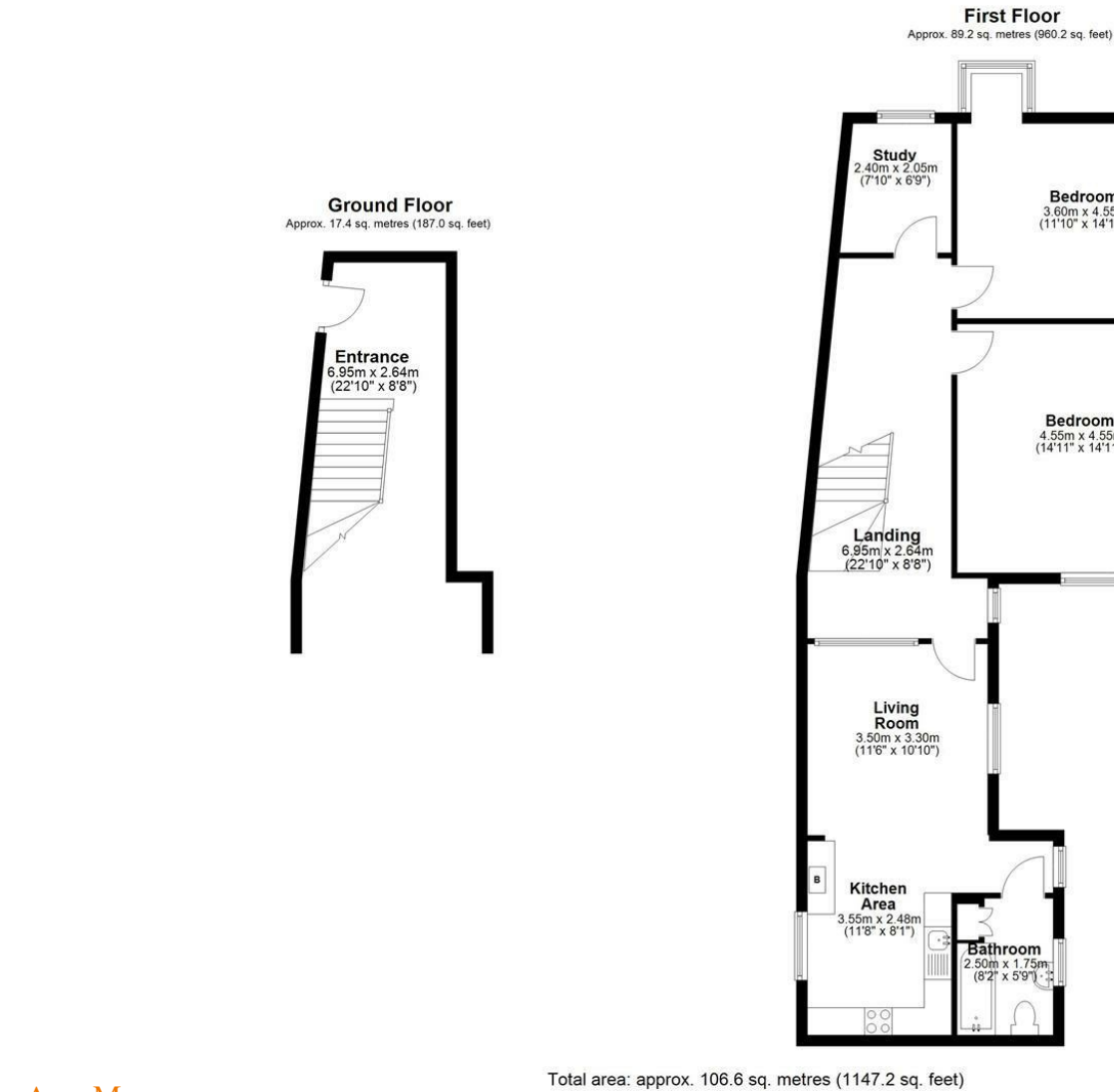
Bedroom 1 14'11" x 14'11" (4.55 x 4.55)

Bedroom 2 11'9" x 14'11" (3.60 x 4.55)

Study 7'10" x 6'8" (2.40 x 2.05)

Bathroom 8'2" x 6'0" (2.50 x 1.85)

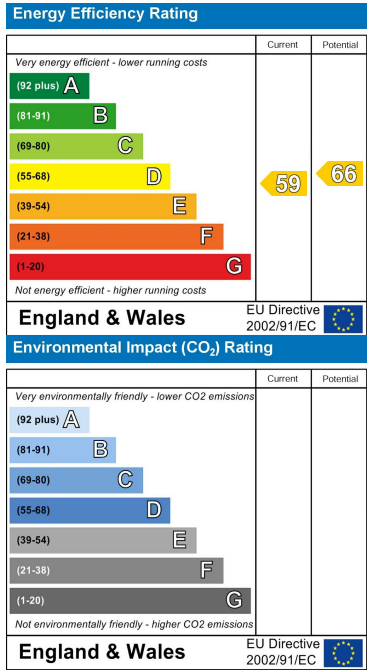
Floor Plan



Area Map



Energy Efficiency Graph



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