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sales & lettings





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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 with no upward chain, 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. Whether you are a growing family or someone who appreciates the ease of single-level living, this bungalow is a must-see. Don't miss the opportunity to make this charming residence your own.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Impressive hallway with original paneling 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.

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MAIN ROOMS AND DIMENSIONS

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.

Tenure Freehold

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

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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MAIN ROOMS AND DIMENSIONS

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

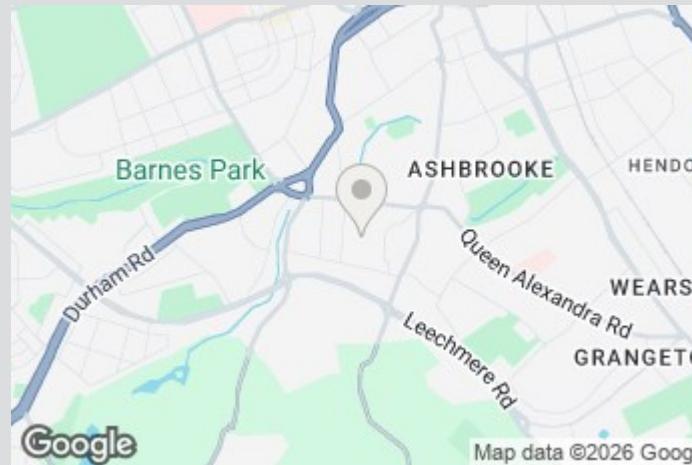
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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Approximate total area⁽¹⁾

160.8 m²

Reduced headroom

0.6 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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