



### 5 Tunstall Village Green

Tunstall Village  
Sunderland  
SR3 2BU

**£300,000**  
Freehold

Five Bedrooms  
Detached House  
Gas Central Heating & Double Glazing  
Integral Garage with Driveway  
No Onward Chain  
Viewing Recommended





Safe and Secure are delighted to welcome to the market this Five Bedroom Detached House in the sought after area of Tunstall Village Green, Sunderland.

This spacious home has many appealing features including gas central heating, double glazing and integral single garage.

Close to local amenities and transport links, the property would suit a wide variety of buyers.

Viewings highly recommended to appreciate the accommodation on offer.

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator and door to garage

### WC

Low level wc, pedestal wash hand basin, part tiled walls, extractor fan and radiator.

### LOUNGE

9' 11" x 15' 1" (3.04m x 4.62m) Double glazed window to front, telephone point, television point and radiator.

### KITCHEN/DINER

11' 7" x 22' 4" (3.55m x 6.83m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, built-in electric oven, built-in electric hob, integrated washing fridge freezer, dishwasher, microwave, spotlights to ceiling, radiator and double glazed bi-folding doors to garden.



## FIRST FLOOR LANDING

Double glazed window to side, storage cupboard and radiator.

## MASTER BEDROOM

11' 8" x 16' 2" (3.56m x 4.93m) Double glazed windows to rear, walk-in wardrobe with double glazed window to side, door to en-suite and radiator.

## ENSUITE

White three piece suite comprising of step-in shower cubical, vanity unit, low level WC, tiled walls, tiled floor, extractor fan, radiator and double glazed window to rear.

## BEDROOM TWO

9' 9" x 11' 7" (2.98m x 3.54m) Double glazed window to front and radiator.

## BEDROOM THREE

12' 4" x 9' 9" (3.76m x 2.99m) Double glazed window to front and radiator.

## BEDROOM FOUR

11' 3" x 22' 7" (3.44m x 6.89m) Four double glazed Velux windows to rear and radiator.

## BEDROOM FIVE

7' 6" x 22' 7" (2.29m x 6.89m) Three double glazed Velux windows to front and radiator.

## WC

Low level wc, pedestal wash hand basin, extractor fan, part tiled walls and radiator.

## REAR GARDEN

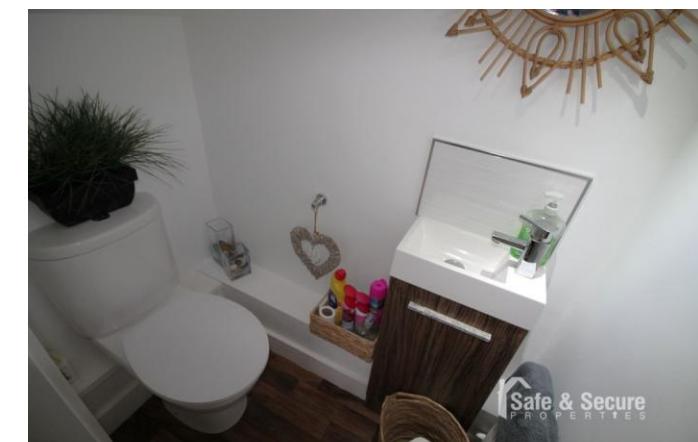
Laid mainly to lawn, paved area, gravelled area, fenced boundaries and gate access.

## FRONT EXTERIOR

Mainly paved, driveway for multiple vehicles.

## GARAGE

8' 0" x 18' 4" (2.45m x 5.60m) Integral garage, electric up and over door, cold water supply with light and power points.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

B



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**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.