

Crosslea Avenue  
Tunstall  
Sunderland  
SR3 1LT







## Crosslea Avenue

### Offers In The Region Of £330,000

#### INTRODUCTION

3 BED 2 BATHROOM STUNNING SEMI-DETACHED HOME - BEAUTIFULLY PRESENTED THROUGHOUT - COMPLETE GROUND FLOOR LIVING - GROUND FLOOR & FIRST FLOOR BATHROOMS - STUNNING REAR KITCHEN WITH ISLAND - DOUBLE GARAGE TO REAR - MULTI-CAR DRIVEWAY - BEAUTIFUL GALLERIED ENTRANCE HALL - SURELY ONE OF THE FINEST QUALITY HOMES OF ITS TYPE ...

#### ENTRANCE PORCH

Entrance door to the side white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed door leading into entrance hall.

#### ENTRANCE HALL

Beautiful entrance hall which has carpet flooring, double and single radiator, full height ceiling leading up to the first floor creating a wonderful feeling of space and proportion. Carpeted stairs to first floor landing, 5 doors leading off, 1 to kitchen, 1 to bathroom, 2 to lounges and 1 to ground floor bedroom.

#### GROUND FLOOR BEDROOM 1

13'0 x 11'0

Measurements taken into bay window.

A lovely spacious double bedroom.

Carpet flooring, 2 radiators, front facing white uPVC double-glazed bay window. Fitted wardrobes running the entirety of 1 wall providing a good degree of storage and hanging space.

#### RECEPTION ROOM 1

16'0 x 12'0

A lovely formal lounge with door leading directly off from entrance hall.

Beautiful front facing white uPVC double-glazed bay window and 2 radiators. Feature fire place with brick inserts and slate hearth with built in multi-fuel burner. The room has a double/triple door opening providing a vertical open plan link to the second reception room.

#### RECEPTION ROOM 2

15'9 x 12'0

A lovely size reception room 2, partially open to the first reception room with a separate door leading directly into the entrance hall.

Carpet flooring, brick fireplace with slate heath and electric stove effect fire, 2 radiators situated either side of a white uPVC double-glazed patio doors and windows leading directly out to the rear patio and garden beyond.

#### BATHROOM

9'2 x 9'0

Lovely size ground floor bathroom with stylish tile choices to walls and floor, vertical designer style radiator. White toilet with low level cistern, white sink built into drawer unit with chrome tap, large double walk in shower cubicle with shower fed from the main hot water system comprising: fixed overhead shower and separate hand held shower with glass shower screens running around the low profile tray. Built in cupboard providing extra storage, side facing white uPVC double-glazed bow window with privacy glass, providing plenty of illumination to the bathroom.

## KITCHEN

17'0 x 13'0

Lovely larger style kitchen in this particular style of property, rear facing and recently renovated by the current owners to provide a stunning kitchen/social space. Laminate wood-effect flooring running through, a beautiful island unit with quartz work surfaces and overhang for breakfast stools and 4 ring AEG induction hob situated beneath a stylish hanging light. Integrated full height freezer, integrated full height fridge situated either side of duel integrated electric ovens, integrated dishwasher, integrated washing machine, Inset granite style sink with bowl and a half and Monobloc tap, built in cupboard housing the modern Worcester Bosch combi boiler. The kitchen itself comprises a range of wall and floor units in a stylish finish with quartz work surfaces, upstands and window stills throughout. Double radiator, 2 white uPVC double-glazed windows providing plenty of illumination to the remainder of the kitchen, white uPVC double-glazed door leading directly out into the garden.

## FIRST FLOOR LANDING

Beautiful staircase finished with oak handrails and balustrades. Large walk in loft storage providing a huge amount of useful storage. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 2

12'0 x 10'0

Good size double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Stylish fitted wardrobes providing a good degree of storage and hanging space. This is a lovely double bedroom.

## BEDROOM 3

12'1 x 10'0

Also double bedroom but organised as a guest room with carpet flooring, radiator, rear facing white uPVC double-glazed window.

## BATHROOM

15'6 x 5'3

Stunning additional bathroom with LVT quality flooring and matching floor tiles finished to half height approx. Large walk in double shower cubicle with glass shower screen and shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower, sink built into vanity unit with chrome tap, WC with concealed cistern and push button flush, separate bath with chrome tap and showerhead attachment. Radiator, 2 white uPVC double-glazed window's rear and side facing with privacy glass, recessed lights to ceiling and extractor fan. This is a stunning bathroom by any standard.

## DOUBLE DETACHED GARAGE

18'6 x 18'2

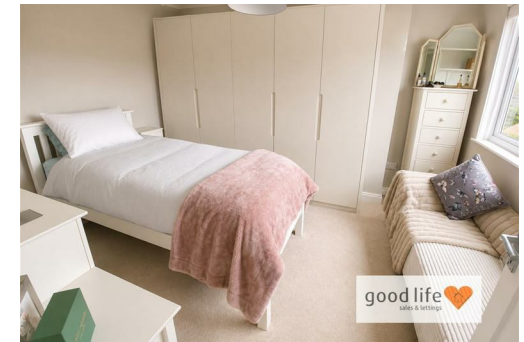
Entry door approx. 11ft in width.

Remote control roller shutter door, electric lighting and sockets. There is ample room for storage for either vehicle or as a work shop.

## EXTERNALLY

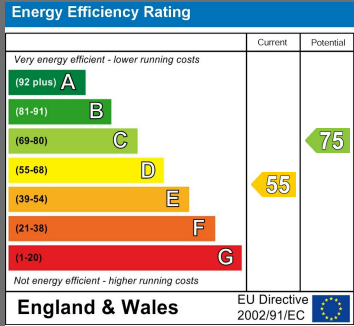
The property has a multi-car driveway down the side of the property leading to a double detached garage at the rear.

The property has a superb rear garden which has been completely paved with some raised beds for planting and enjoys a sunny aspect. Double detached garage.



Local Authority  
Sunderland

Council Tax Band  
D



**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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