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TUNSTALL VILLAGE GREEN, SUNDERLAND £275,000

An impressive five bedroomed detached house situated on Tunstall Village Green on a newly built exclusive development of only 6 properties and commands a superb commuting location providing easy access to Doxford International Business Park, local shops, schools and amenities as well as the A19 and Sunderland City Centre only a short car journey. The property itself benefits from gas central heating, double glazing, a security alarm system and spacious yet versatile living accommodation briefly comprising of: Entrance Hall, Separate WC, Living Room Open Plan Kitchen / Family Room. To the First Floor there are 3 Bedrooms and a Family Bathroom, there is the added benefit of a dressing area and en suite to the Master Bedroom. The Second Floor provides a landing area and Two Bedrooms and Separate WC. Externally there is a front driveway leading to the house and garage and to the rear is a lawned garden and patio area. Viewing of this lovely family residence is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED.

Detached House
Living Room
Over Three Floors
No Chain Involved

5 Bedrooms
Kitchen / Family Room
Bathroom & En Suite
EPC Rating: B



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Entrance Hall

Alarm control panel, radiator, leading to

Inner Hall

Radiator, stairs leading to the first floor, door accessing the garage

Living Room

9'11" x 15'4"

The living room has a large double glazed window to the front elevation, radiator, provision for wall mounted TV, double glazed window to the side elevation

Kitchen / Family Room

22'8" x 11'10"

An impressive open plan kitchen / living room spanning the full width of the house having a 4.75m range of double glazed bi-folding doors opening to the garden, recessed spot lighting, two radiators and storage cupboard with radiator

The kitchen is fitted with a comprehensive range of white gloss floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, integrated microwave, fridge/freezer and dishwasher, electric hob with extractor over

Separate wc

White suite comprising low level wc, wash hand basin with mixer tap set on vanity unit, radiator, extractor, recessed spot lighting

First Floor

Landing, radiator, alarm control panel, storage cupboard

Bedroom 1

16'2" x 11'8"

Rear facing master bedroom having two double glazed windows, radiator

En Suite

White suite comprising wash hand basin with mixer tap set on a white

vanity unit, low level wc, shower with tiled splash back having a rainfall style shower head and an additional shower attachment, double glazed window to the rear elevation, shaver point, tiled floor, recessed spot lighting, extractor, radiator

Dressing Room

6'1" x 6'0"

Double glazed window, radiator

Bedroom 2

9'9" x 11'9"

Front facing, double glazed window, radiator

Bedroom 3

9'9" x 12'4"

Front facing, two double glazed windows, radiator

Family Bathroom

White suite comprising low level wc, wall hung wash hand basin with mixer tap and tiled splash back set on vanity unit, bath with mixer tap, tiled splash back and shower over, double glazed window to the side elevation, recessed spot lights, extractor, shaver point, double radiator

Second Floor

Landing, double glazed window to the side elevation, radiator

Separate WC

White suite comprising low level wc, pedestal with mixer tap and tiled splash back, radiator

Bedroom 4

22'7" x 11'4"

Rear facing, 4 no velux style windows, radiator, t fall roof in part

Bedroom 5

7'5" x 22'6"

Front facing, 3 no velux style windows, radiator, t fall roof in part

Garage

Integral garage accessed via an electric roller shutter, wall mounted gas boiler, double glazed window to side elevation and a useful range of wall units an worktop, extractor fan

Externally

Externally there is a block paved driveway leading to the house and garage whilst to the rear a lawned garden and paved patio area

COUNCIL TAX

The Council Tax Band is Band E.

TENURE

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

M I C H A E L H O D G S O N

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