



Lutterworth Road, Tunstall, Sunderland, SR2

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Lutterworth Road, Tunstall, Sunderland, SR2

Offers In The Region Of £250,000

* 4 BEDROOM * SEMI DETACHED * NO ONWARD CHAIN * FREEHOLD * FRONT AND REAR GARDENS * DRIVEWAY * LARGE GARAGE *

This well-presented four-bedroom semi-detached house is offered for sale with no onward chain, in a convenient residential area of Sunderland, within easy reach of the city centre, local amenities and a range of sought-after schools.

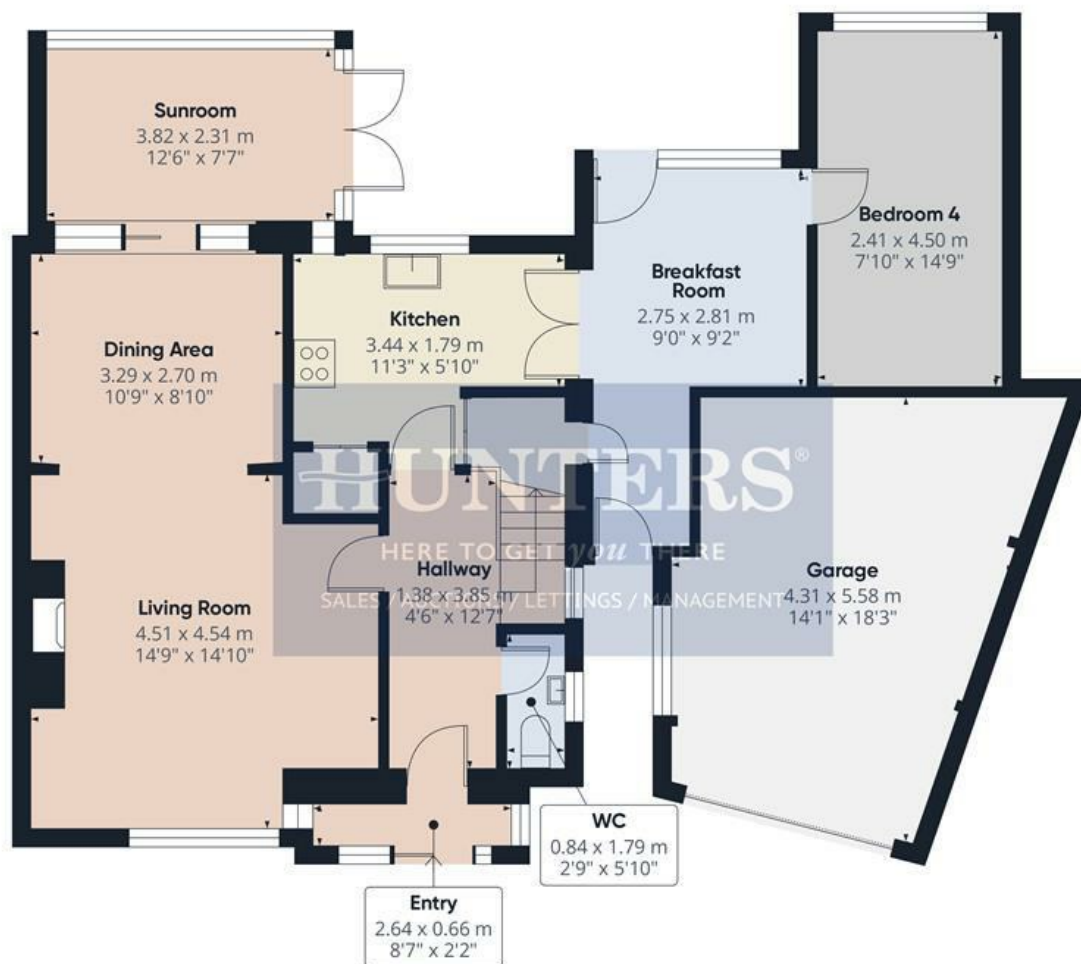
The ground floor offers a versatile layout with two reception rooms, including a spacious living/dining room with dual-aspect windows and a fireplace. This leads into a generous sunroom, which features fitted blinds and direct access to the rear garden. The kitchen provides built-in storage and garden views, while a large breakfast room offers further storage and useful additional living space. A downstairs WC and ground-floor bedroom add further flexibility to the accommodation.

Upstairs, the fully tiled family bathroom is fitted with a bath and heated towel rail. The sizeable main bedroom includes built-in storage, while the second double bedroom has full-length fitted wardrobes. The third bedroom could also be used as a home office, depending on requirements. A useful loft room has been plasterboarded, providing additional practical space.

Externally, the property has a large front garden, single driveway and sizeable garage. The multi-level rear garden is part paved and part lawned, with established fruit trees adding to the outdoor space.

The property is well placed for access to supermarkets, local schools and amenities. Sunderland city centre is within easy reach by car or public transport, providing a wide range of shopping, leisure and dining options, along with Sunderland railway station offering services towards Newcastle and beyond. Local bus routes also provide connections throughout the city and surrounding areas.

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Approximate total area⁽¹⁾

155.2 m²

1671 ft²

Reduced headroom

6.6 m²

71 ft²

(1) Excluding balconies and terraces

Reduced headroom

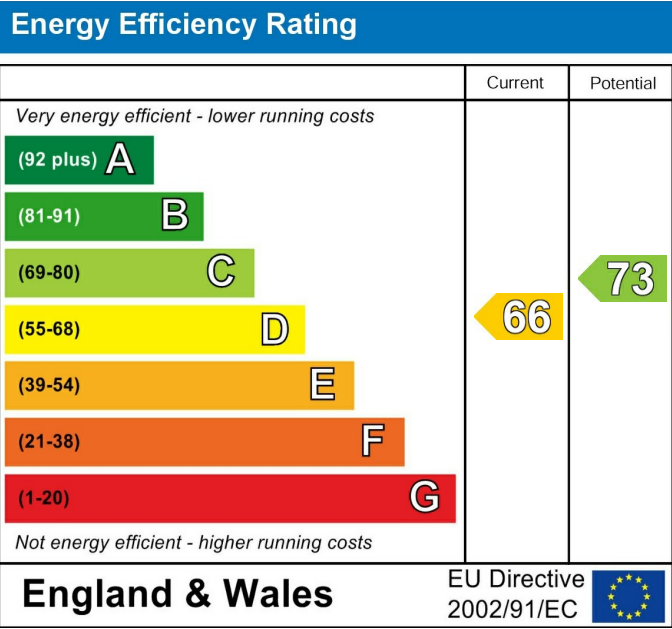
..... Below 1.5 m/5 ft

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

GIRAFFE360



- Entry**
8'7" x 2'1"
- Hallway**
4'6" x 12'7"
- Living Room**
14'9" x 14'10"
- Dining Area**
10'9" x 8'10"
- Sunroom**
12'6" x 7'6"
- Kitchen**
11'3" x 5'10"
- Breakfast Room**
9'0" x 9'2"
- Bedroom 4**
7'10" x 14'9"
- WC**
2'9" x 5'10"
- Landing**
4'9" x 6'11"
- Bedroom 1**
13'4" x 10'10"
- Bedroom 2**
11'7" x 10'9"
- Bedroom 3**
8'10" x 8'5"
- Bathroom**
8'9" x 5'11"
- Loft Room**
15'8" x 10'2"
- Garage**
14'1" x 18'3"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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