



Longridge Square, Tunstall, SR2

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# Longridge Square, Tunstall, SR2

## Asking Price £275,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* FREEHOLD \* 3 BEDROOM \* 2 BATHROOM \* COUNCIL TAX BAND C \* EPC RATING D \*

This three-bedroom semi-detached house is for sale in a sought-after residential area of Sunderland, offering a practical layout and convenient local amenities for families.

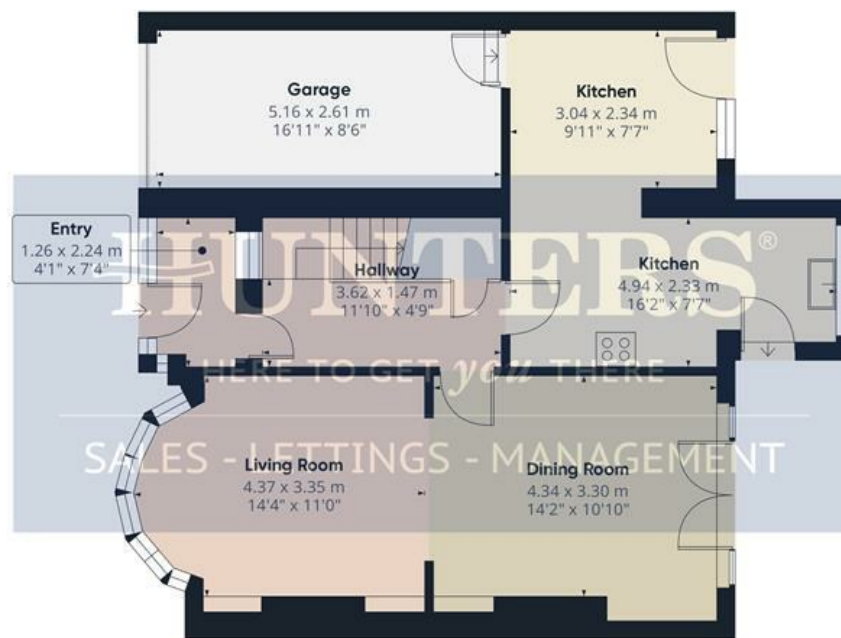
Inside, a large front porch leads to two reception rooms. The living room features a fireplace and is tastefully decorated, creating a comfortable everyday space. To the rear, the dining room enjoys a garden view with direct access outside, ideal for family meals and entertaining. The modern, large kitchen offers ample storage space, large windows and access to the garden, making it a bright and functional hub of the home.

Upstairs, the master bedroom includes built-in wardrobes and large windows, while the second bedroom is a double with built-in wardrobes. The third double bedroom works well as a bedroom or office and benefits from dual-aspect windows. There are two bathrooms: one with built-in storage and a shower, the other fully tiled with a bath and heated towel rail.

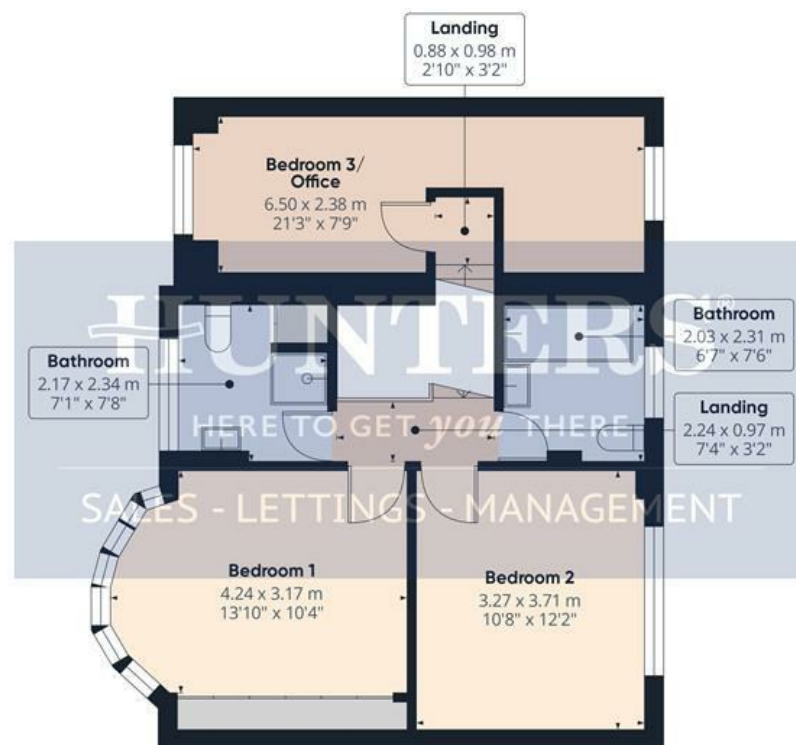
Outside, the property includes a garden, single garage and driveway, providing useful outdoor and parking space.

The area is well served by nearby schools and local parks, with Sunderland's shops, cafés and amenities within easy reach. Local green spaces and coastal walks are accessible by a short drive.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

126.7 m<sup>2</sup>

1362 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**Entry**  
4'1" x 7'4"

**Hallway**  
11'10" x 4'9"

**Living Room**  
14'4" x 10'11"

**Dining Room**  
14'2" x 10'9"

**Kitchen**  
16'2" x 7'7"

**Kitchen**  
9'11" x 7'8"

**Garage**  
16'11" x 8'6"

**Landing**  
7'4" x 3'2"

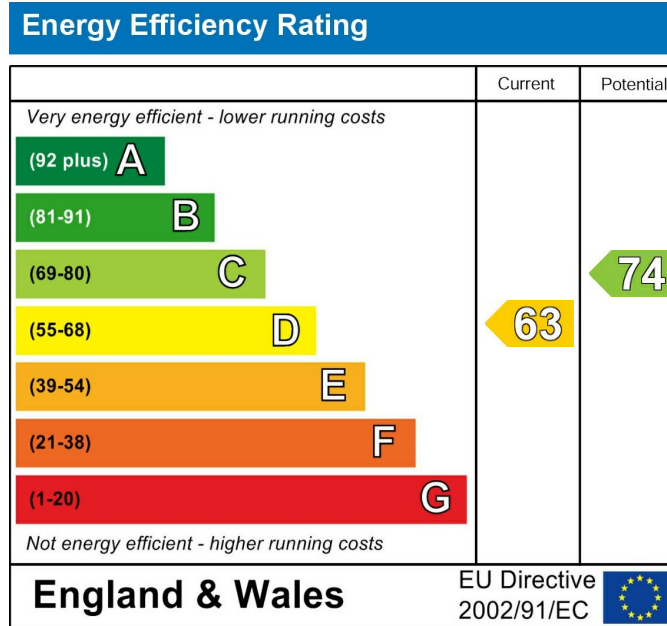
**Bedroom 1**  
13'10" x 10'4"

**Bedroom 2**  
10'8" x 12'2"

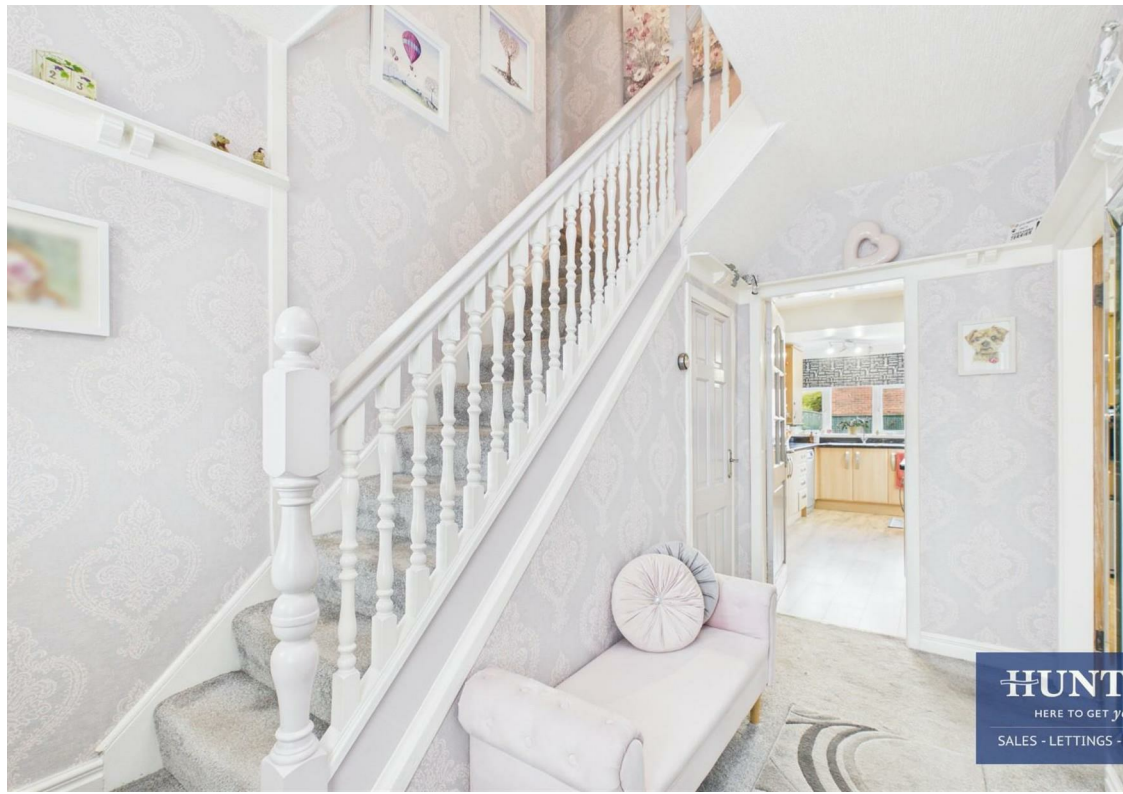
**Bedroom 3/Office**  
21'3" x 7'9"

**Bathroom**  
7'1" x 7'8"

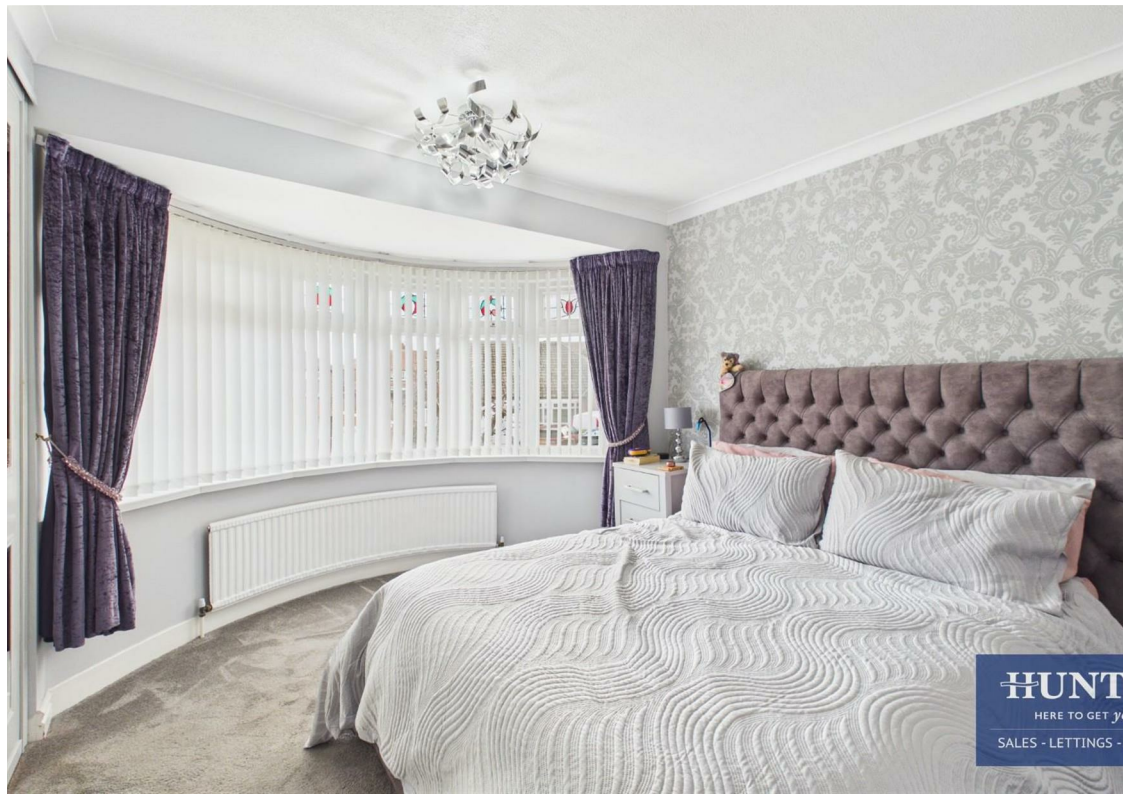
**Bathroom**  
6'7" x 7'6"



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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