

Bamburgh Gardens, Tunstall, Sunderland

£299,950


Steven Brown
HARRY POTTER


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This beautifully presented three bedroom semi-detached Dutch bungalow, occupies a superb cul-de-sac position within this highly sought after location. Internally the immaculate interior is accessed via a superb reception hall with staircase to the first floor. There is a lounge to the front with a bay window that opens through to a stunning open plan dining kitchen with doors leading out to the rear garden. Completing the ground floor is a fabulous contemporary shower room/wc and a bedroom, that could be utilised as a reception room if required. On the first floor there are two attractive bedrooms. Externally there is a garden to the front with a driveway, providing off street parking and a single garage whilst to the rear is a wonderful, low maintenance landscaped garden with artificial grass and decked area. Situated on a cul-de-sac off Crosslea Avenue, the property is ideally located for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. We highly recommend arranging a viewing to appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Reception Hall




Staircase to first floor, radiator and built in storage cupboard.

Lounge




Double glazed bay window to front with fitted shutters, radiator and the rooms opens through into the open plan dining kitchen.

Dining Kitchen







Fitted with an excellent range of stylish modern base units with wood working surfaces over incorporating inset sink unit, integrated appliances include an oven and hob, slimline dishwasher, space for fridge freezer and washing machine, double glazed windows to side and rear, double glazed French door to the rear garden and two radiators.

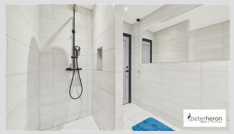
Bedroom 3




A versatile room which could be utilised as a bedroom or additional reception room if required. Double glazed bay window to front with fitted shutters and radiator.

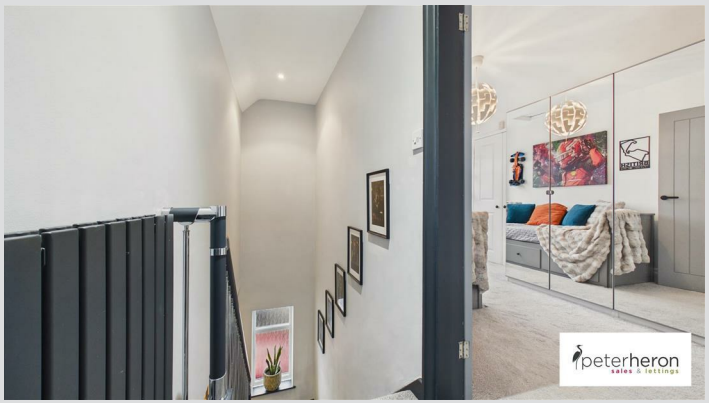
Shower Room





Contemporary suite with low level WC, washbasin set into vanity unit and walk in shower area with mains shower, radiator, tiled walls and floor, double glazed window.

First Floor Landing



Radiator.

Bedroom 1




Double glazed window to front and tall radiator.

Bedroom 2




Double glazed window to side and radiator.

Outside






Garden to the front laid mainly to lawn with patterned concrete drive providing off street parking and access to the single garage, whilst to the rear a delightful landscaped garden with artificial grass and decked areas.

Council Tax Band
The Council Tax Band is Band D.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 919 years remaining on the lease and the Ground Rent is £7.50 per annum.

MAIN ROOMS AND DIMENSIONS

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

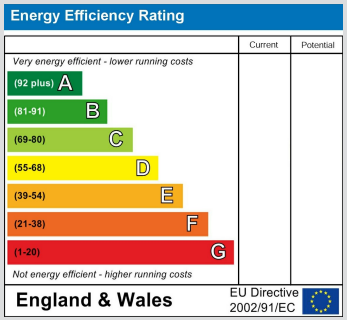
Any prospective purchaser should clarify this with their Solicitor.

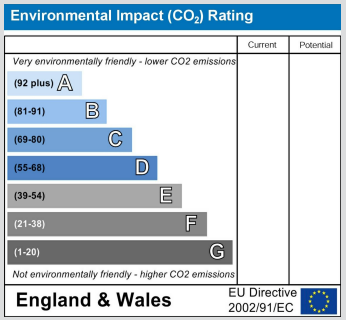
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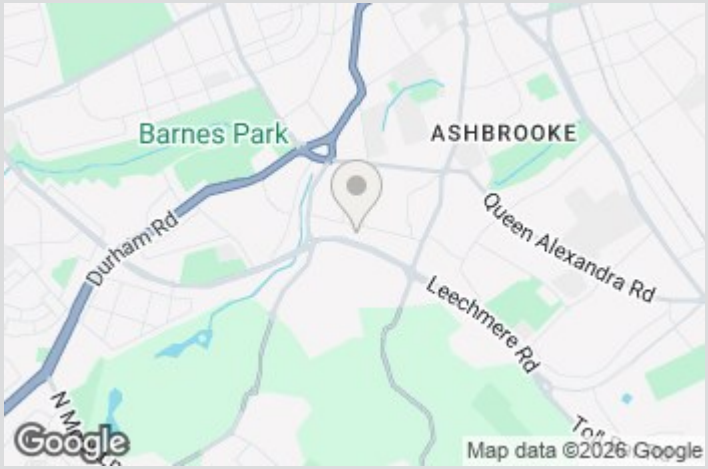
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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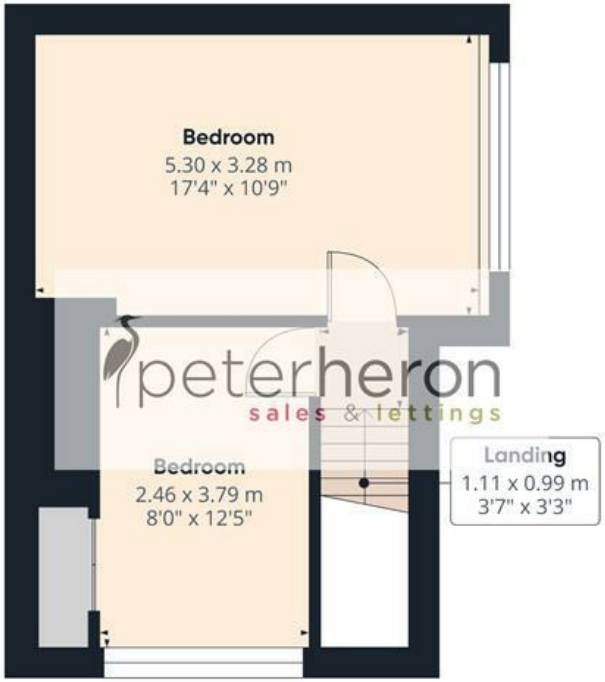








Ground Floor



First Floor

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W
E
S

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Approximate total area(1)

101.6 m²
1092 ft²

Balconies and terraces

28.1 m²
302 ft²

Reduced headroom

0.2 m²
2 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.

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