









Set within the desirable Tunstall Grange Estate, perfect for families and enjoying an extremely sought after location due to its close proximity to excellent schools, this popular style three bedroomed Semi - Detached home with an aspect to the rear overlooking Ryhope Recreation Park offers an excellent opportunity for those who wish to live central to the both Sunderland City Centre and the A19. Comprising an entrance lobby, living room, dining room, breakfasting kitchen, three first floor bedrooms, an En-suite and bathroom, the tastefully decorated property benefits from gas central heating, UPVC double glazing, gardens to the front and rear, a drive and integral garage. A larger style property, well placed for an extensive range of urban amenities; this fine home should prove to be very popular indeed! Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Living Room 11'7" x 18'4"



Double central heating radiator, wood strip floor and coved ceiling. Feature fireplace. Opening through to

Dining Room 10'6" x 11'11"



Double central heating radiator, coved ceiling and wood strip floor with double glazed french doors leading out into spacious rear gardens.

Kitchen 10'0" x 11'0"



Range of fitted wall and floor units with work surfaces. Stainless steel sink unit with a single drainer. Electric oven with gas hob and cooker hood. Tiled splashbacks, plumbing for washer and wood strip floor.

Utility 9'1" x 6'4"

wood strip floor, gas central heating combination boiler.

Cloak room/WC 3'5" x 5'1"

Suite comprising of a wash hand basin and low level WC. There is also an extractor fan, wood strip floors and a central heating radiator.

First Floor Landing

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (Rear Facing) 8'8" x 14'1"



Central heating radiator

En Suite Shower/WC 5'6" x 5'10"



Suite comprising of a shower cubicle with plumbed in shower, wash hand basin in vanity unit and low level WC. Fully tiled walls. Pvc cladding to ceiling with spot lighting, extractor fan and a chrome heated towel rail.

Bedroom 2 (Front facing) 10'10" x 9'10"



Central heating radiator.

Bedroom 3/Study (Front Facing) 8'3" x 9'10"



Central heating radiator and wood strip floor.

Family Bathroom 5'7" x 6'7"



Suite comprising of a panelled bath with shower attachment and Drencher shower, wash hand basin set into a vanity unit and low level WC. There are also part tiled walls, tiled floor and a central heating radiator.

Outside



To the front of the property there is a lawned garden with a integral garage with driveway whilst to the rear there is lawned gardens with a patio area, flower beds and fencing.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides

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MAIN ROOMS AND DIMENSIONS

only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice

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Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Fawcett Street Viewings

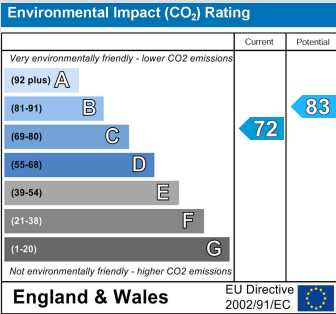
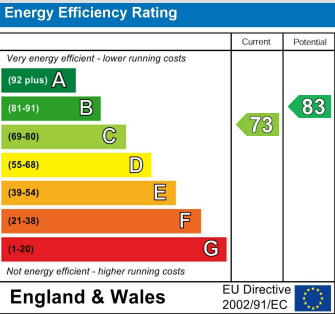
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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