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**Highclere Drive**, Tunstall Grange, Sunderland

Offers over £203,000


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A spacious and beautifully presented three bedroom semi-detached house, which is ready to move into, situated within the sought-after Tunstall Grange development. Internally the immaculate interior includes an entrance lobby, lounge that connects through to a dining room and there is an attractive modern kitchen. Completing the ground floor is a delightful conservatory, a useful utility and a cloakroom/wc. On the first floor there is a master bedroom with a contemporary en-suite shower room/wc, two further well-proportioned bedrooms and a superb family bathroom/wc. Externally there is a lawned garden to the front with a driveway providing off street parking and access to a integral garage whilst to the rear there is a landscaped, low maintenance garden. This popular and convenient location is ideal for access to local amenities as well as providing excellent links to surrounding areas and major road networks. We highly recommend early viewings!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite door to the entrance lobby.

**Entrance Lobby**
Radiator and inner door to the lounge.

**Lounge 17'11" x 11'7"**





Triple glazed window to front and double radiator. Open plan to the dining room.

**Dining Room 11'10" x 10'5"**





Double glazed UPVC French door to conservatory, double radiator and stairs to first floor with storage under. Door to the kitchen.

**Kitchen 10'11" x 9'1"**







Range of wall and base units with work surfaces over incorporating a single bowl sink and drainer unit with mixer tap, integrated appliances include oven, electric hob and extractor fan, space has been provided for the inclusion of low level fridge and freezer. Triple glazed window to rear. Door to the utility.

**Utility 6'3" x 4'11"**



Base units with counter top over, providing space for washing machine and tumble dryer. Door to the WC. Composite door to the rear.

**Separate WC**



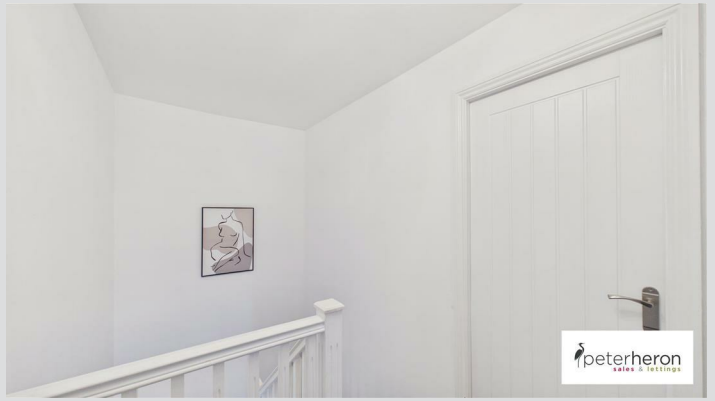
Low level WC, wash hand basin set into vanity unit and radiator.

**Conservatory 9'11" x 8'3"**




Double glazed windows and UPVC French patio doors to the rear.

**First Floor Landing**



Access hatch to the loft and storage cupboard.

**Bedroom 1 14'0" x 8'7"**




Triple glazed window to rear, radiator and built in mirror fronted sliding door wardrobes. Door to the en-suite.

# MAIN ROOMS AND DIMENSIONS

**En Suite Shower Room**




Low level WC, wash hand basin and walk in shower cubicle.

**Bedroom 2 10'0" x 9'8"**




Triple glazed window to the front and radiator.

**Bedroom 3 9'10" x 8'0"**



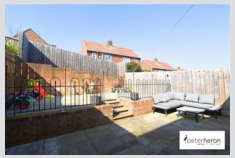

Triple glazed window to the front and radiator.

**Bathroom**




Low level WC, wash hand basin, vanity unit and bath with shower tap, tiled walls and floor, chrome heated towel rail and double glazed window.

**Outside**


To the front of the property there is a driveway providing off street parking and garage, whilst to the rear is an attractive low maintenance landscaped garden.

**Council TaxBand**
The Council Tax is Band C.

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

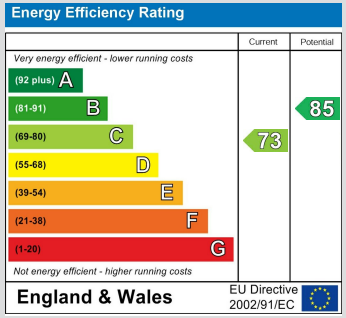
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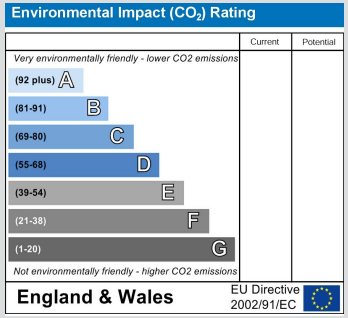
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

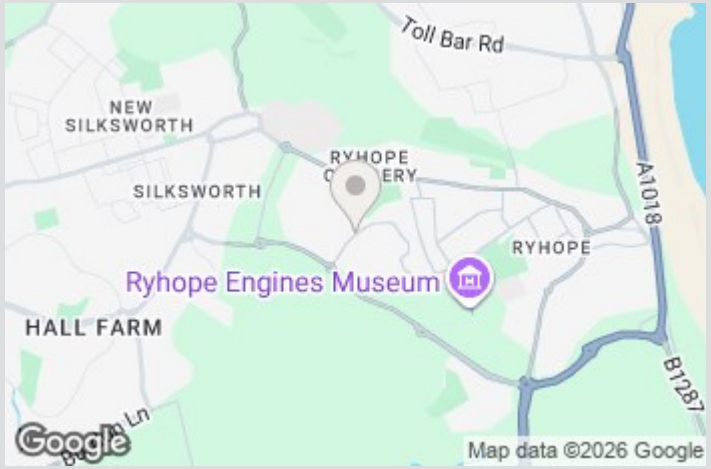
**Opening Times**
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

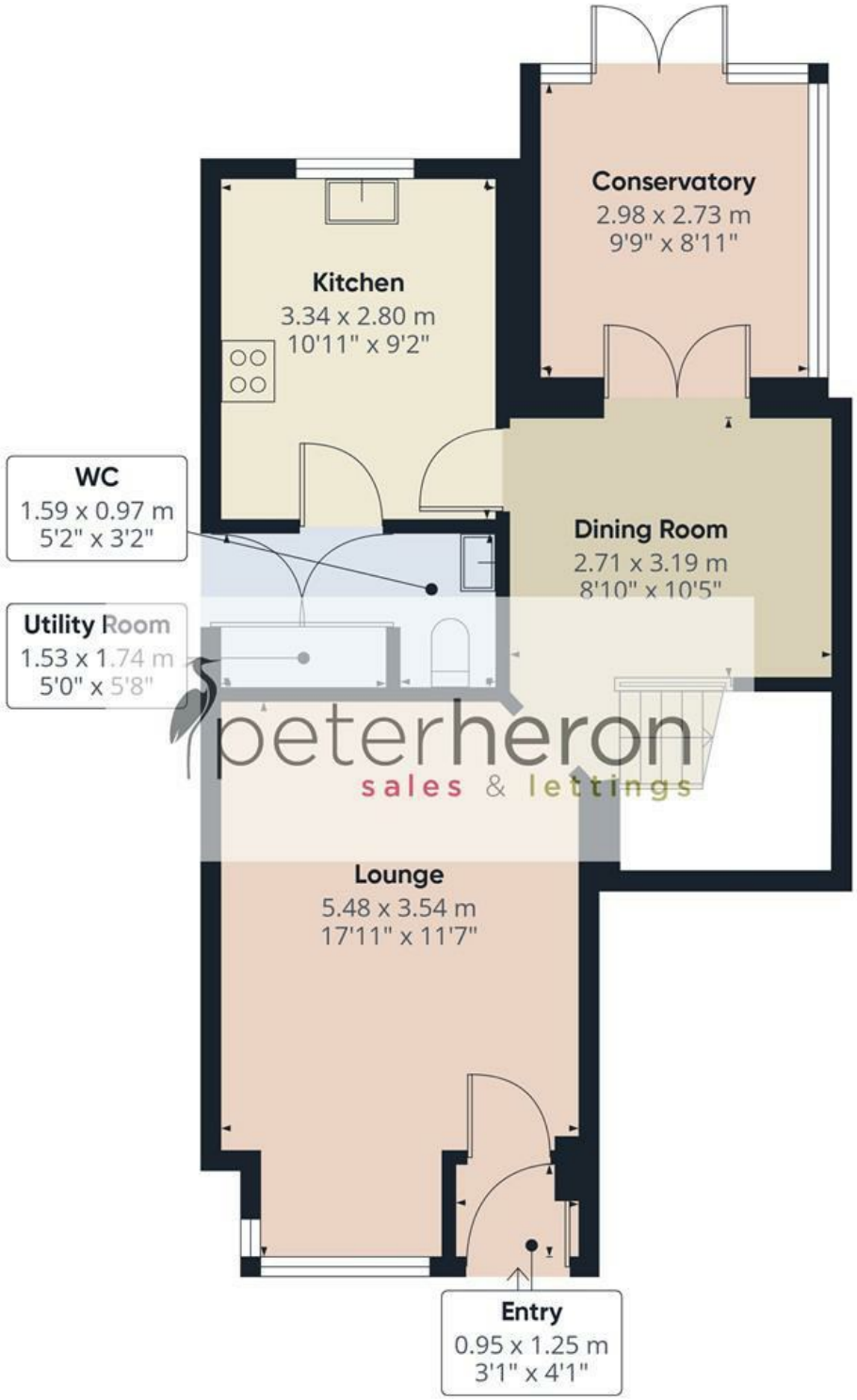
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# MAIN ROOMS AND DIMENSIONS






Ground Floor

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**Approximate total area**(1)

53.5 m²

575 ft²

(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.

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