

MICHAEL HODGSON

estate agents & chartered surveyors



TUNSTALL ROAD, SUNDERLAND
Offers Over £274,950

We are delighted to bring to the market this larger style 3 bed semi detached house situated on Tunstall Road (Strawberry Bank) commanding a much sought after location offering easy access to Sunderland City Centre, the A19 in addition to well respected schools, shops and amenities. The property benefits from generous extended to the rear living accommodation briefly comprising of: Entrance Hall, ,Living Room, Garden Room, Kitchen / Dining Room, Utility / WC and to the First Floor, Landing 3 Bedrooms, Separate WC and a Bathroom. Externally there is a front garden and double width block paved driveway leading to the house and a garage whilst to the rear is a garden having a generous paved patio area, raised box beds, gravelled patio area. Viewing of this lovely family home is unreservedly recommended to fully appreciate the space, home on offer.

- Semi Detached House
- Living Room
- Kitchen / Dining Room
- Viewing Advised
- 3 Bedrooms
- Garden Room
- Garage & Gardens
- EPC Rating: D









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Entrance Hall
Tiled floor, leading to:

Inner Hall
11'10" x 11'9"
A spacious hallway having a double glazed window, radiator, storage cupboard, parquet style floor.

Living Room
20'8" x 11'10"
The living room has a double glazed window to the front elevation, double radiator, parquet style floor

Garden Room
A light and airy room having a laminate floor, double radiator, two sets of double glazed French doors to the garden

Kitchen / Dining Room
20'11" max x 10'8"
The kitchen / dining room has a radiator, two double glazed windows to the rear elevation, door to the garden.

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric hob, double electric oven.

W/C / Utility
Low level WC, plumbed for washer and dryer, stainless steel sink and drainer with mixer tap, radiator

First Floor
Landing, double glazed window.

Bathroom
White suite comprising wash hand basin with mixer tap set on a vanity unit, bath with mixer tap, shower with rainfall style shower head and additional shower attachment, towel radiator, double glazed window, recess spot lighting

WC
Low level WC, double glazed window, part tiled walls, tiled floor

Bedroom 1
13'5" max x 12'6" max
Front facing, double radiator, laminate floor, recessed wardrobe

Bedroom 2
12'10" max 11'1"
Front facing, double glazed window, radiator, laminate floor, recessed wardrobe

Bedroom 3
10'3" x 9'1"
Rear facing, double glazed window, radiator, laminate floor, recessed wardrobe

External
Externally there is a front garden and double width block paved driveway leading to the house and a garage whilst to the rear is a garden having a generous paved patio area, raised box beds, gravelled patio area.

Garage
Attached garage accessed via an electric roller shutter, hot and water taps and electric points.

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

COUNCIL TAX
The Council Tax Band is Band

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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