



MICHAEL HODGSON

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estate agents & chartered surveyors



## RUSWARP DRIVE, SUNDERLAND

£259,950

We are delighted to welcome to the market this immaculately presented 4 bed extended detached house nestled in a cul-de-sac position on the much sought after and highly regarded Ruswarp Drive in Tunstall which commands a much sought after and highly desirable location providing easy access to Doxford International Business Park, the A19, local shops, schools and amenities. The property has been meticulously improved, modernised and extended by the current owners and benefits from gas central heating, double glazing, a security alarm system, contemporary décor, luxury bathroom suites, fantastic kitchen / breakfast room with bi-folding doors opening to the rear garden and many extras of note. The living space briefly comprises of: Entrance Porch, Inner Hall, WC/Cloaks, Living Room, Dining Room, Garden Room, Kitchen/Breakfast Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom, and 2 En Suites. Externally there is a front lawned garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio, well stocked borders, lawn and decking area. Viewing of this lovely house is highly recommended to fully appreciate the space, home and location offer.

Detached House

4 Bedrooms

Extended

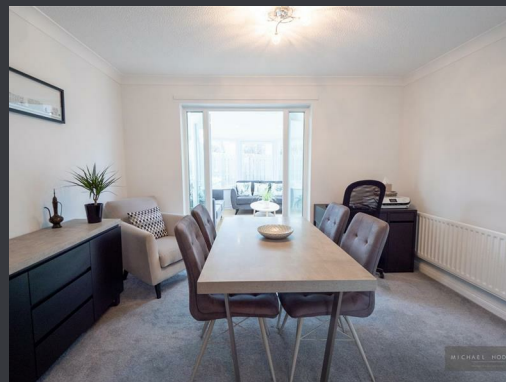
Living Room

Dining Room

Garden Room

Bathroom & 2 En Suites

EPC Rating: C



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### Entrance Porch

The entrance porch has a double glazed window, Karndeian floor, leading to:

### Inner Hall

Radiator with cover, karndeian floor, alarm control panel, cupboard under stairs

### WC

White suite comprising low level wc and wash hand basin with mixer tap set in a vanity unit, chrome towel radiator, double glazed window, tiled floor

### Living Room

14'8" x 11'8"

The living room has a double glazed bay window to the front elevation, radiator, feature fireplace with electric fire, French doors opening to:

### Dining Room

9'7" x 12'0"

Radiator, double glazed french doors opening to the garden room

### Garden Room

14'3" x 13'4"

A light and airy room having a full range of double glazed windows, two vellum style windows, vaulted style ceiling, laminate floor, double glazed french doors opening to the rear garden

### Kitchen / Breakfast Room

9'5" x 20'6"

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashbacks, electric hob, sink and drainer with hot water mixer tap, breakfast bar, double glazed window, bi folding doors opening to the garden, integrated dishwasher, microwave, electric oven, door access to the garage.

### First Floor

Landing, loft access with ladder access, boarded for storage

### Bedroom 1

14'11" x 8'1"

Front facing, double glazed window, range of fitted wardrobes with matching side tables and drawers, radiator

### En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with rainfall style shower head and an additional shower head, double glazed window, tiled walls, recessed spot lighting

### Bedroom 2

10'9" x 9'9"

Rear facing, range of fitted wardrobes, matching side tables and drawers

### En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, chrome chrome towel radiator, double glazed window, tiled walls, shower with tiled splash back, recessed spot lighting

### Bedroom 3

10'9" x 9'9"

Front facing, double glazed window, radiator, full range of fitted wardrobes

### Bedroom 4

10'0" x 7'0"

Front facing, double glazed window, full range of fitted wardrobes, fitted cabin style bed with storage below.

### Family Bathroom

Modern white suite comprising low level wc, pedestal with mixer tap, bath with mixer tap and shower over, double glazed window, tiled walls and floor, chrome towel radiator, recessed spot lighting

### Externally

Externally there is a front lawned garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio, well stocked borders, lawn and decking area.

### Garage

Integral garage accessed via an electric roller shutter, plumbed for washer and dryer, wall mounted gas boulder

### 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.

# M I C H A E L   H O D G S O N

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