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GREYSTOKE AVENUE, SUNDERLAND

£265,000

This deceptively spacious 4 bed, 2 bath semi detached bungalow will not fail to impress all who view commanding a superb position on Greystoke Avenue in Tunstall providing convenient access to shops, schools and amenities as well as excellent transport links. Internally the property offers spacious yet versatile living accommodation benefitting from contemporary decor and many extras of note briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, 2 Bedrooms and a Bathroom whilst to the First Floor Landing that is used in part as a home office / study area, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and block paved driveway leading to the car port which is accessed via an electric roller shutter and to the rear is a lovely generous garden having a paved patio area set over 2 levels, well stocked borders in addition to a lawn and detached garage. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow	4 Bedrooms
Living Room	Dining Room
2 Bathrooms	Superb Property
Viewing Advised	EPC Rating: C



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Entrance Vestibule
Leading to the inner hall.

Inner Hall
radiator, cupboard under the stairs, stairs to the first floor.

Living Room
16'7" max x 11'9" max
The living room has a double glazed window to the front elevation, feature fireplace with gas fire, laminate floor, coving to ceiling, ceiling rose.

Dining Room
9'8" max x 16'3" max
The dining room has a box bay window to the rear elevation incorporating full height double glazed windows and double glazed french doors to the garden, laminate floor, radiator, coving to ceiling.

Kitchen
6'3" x 10'7"
The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, plumbed for washer, tiled floor, double glazed window, double glazed door to the side, integrated fridge and freezer.

Bathroom
White suite comprising of a low level WC, pedestal basin, corner shower cubicle, chrome towel radiator, 2 double glazed windows, tiled floor and walls, extractor, freestanding roll top bath with claw feet and mixer tap with floor attachment.

Bedroom 1
14'7" x 11'10"
Rear facing, double glazed window, radiator, coving to ceiling, ceiling rose.

Bedroom 2
10'5" x 11'0"
Front facing, double glazed window, radiator, coving to ceiling, ceiling rose.

First Floor
Landing, radiator, the landing is used in part as a study/ home office area

Bedroom 3
19'5" x 10'7"
T fall roof in part, storage under the eaves, velux style window, radiator.

Bedroom 4
19'10" x 8'10"
T fall roof in part, velux style window, radiator, storage under the eaves.

Bathroom
White suite comprising of a low level WC, pedestal basin, radiator, velux style window, t fall roof in part, bath with mixer tap and shower attachment over.

Externally
Externally there is a front lawned garden and block paved driveway leading to the car port which is accessed via an electric roller shutter and to the rear is a lovely generous garden having a paved patio area set over 2 levels, well stocked borders in addition to a lawn and detached garage.

Garage
18'6" x 9'3"
Detached garage with separate car port.

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 C.

M I C H A E L H O D G S O N

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