



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



TUNSTALL ROAD, SUNDERLAND

Offers In The Region Of £279,950

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



TUNSTALL ROAD, SUNDERLAND

Offers In The Region Of £279,950

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.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

