



MICHAEL HODGSON

estate agents & chartered surveyors

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## 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.

# M I C H A E L   H O D G S O N

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