



MICHAEL HODGSON  
estate agents & chartered surveyors

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## TUNSTALL ROAD, SUNDERLAND £94,950

This 2 bedroomed modern ground floor apartment situated in Peartree Mews in leafy Ashbrooke which offers a much sought after location providing easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre and beyond. The property itself is likely to appeal to a wide variety of purchasers and briefly comprises of: Entrance Hall, Living Room, Kitchen, 2 Bedrooms, En Suite and a Bathroom. Externally there is courtyard parking to the front elevation. There is **NO ONWARD CHAIN INVOLVED** with the sale of the property. Viewing is highly recommended.

Apartment  
2 Bedrooms  
Kitchen  
No Chain Involved

Ground Floor  
Living Room  
Bathroom & En Suite  
EPC Rating: C



## TUNSTALL ROAD, SUNDERLAND

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### Entrance Hall

Laminate floor, electric heater, storage cupboard.

### Living Room

16'4" x 11'3"

The living room has two timber framed double glazed window to the front elevation, electric panel heater, telephone entry system opening to the kitchen.

### Kitchen

8'5" max x 11'5" max

The kitchen a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, laminate floor, integrated washing machine.

### Bedroom 1

14'5" max x 11'5" max

Rear facing, two timber framed double glazed windows, electric panel heater.

### En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, towel radiator, shower cubicle with tiled splashback, extractor.

### Bedroom 2

9'9" x 8'10"

Rear facing, timber framed double glazed window, electric panel heater, storage cupboard.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, towel radiator, bath with mixer tap and shower over with and additional shower attachment, timber framed double glazed window.

### Externally / Parking

Externally there are communal gardens and courtyard parking.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 year lease from 1st January 2001 Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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