



MICHAEL HODGSON

estate agents & chartered surveyors

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## TUNSTALL VALE, SUNDERLAND

£185,000

This 3 bed terraced house is situated on Tunstall Vale in a popular and convenient location within close proximity to Sunderland City Centre, local shops, schools and amenities as well as local transport links. The property briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Inner Hall, Kitchen / Breakfasting Room, Downstairs WC with space for a washer and tumble dryer and to the first floor 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter to provide off street parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property and location on offer.

Terraced House  
2 Reception Room  
Kitchen / Dining Room  
No Chain Involved

3 Bedrooms  
Upstairs Bathroom  
Off Street Parking  
EPC Rating: D



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### Entrance Vestibule

Radiator, leading to the living room

### Living Room

18'0" to bay x 14'8" max

The living room has a double glazed bay window to the front elevation, radiator.

### Inner Hall

Radiator, stairs to the first floor.

### Bedroom / Dining Room

10'6" x 14'10"

A versatile room currently used as a ground floor bedroom but was previously a dining room, rear facing, double glazed window, radiator.

### WC

Low level WC, double glazed window, wash hand basin with mixer tap sat on a vanity unit, plumbed for washer and dryer.

### Kitchen / Dining Room

13'0" x 11'0"

The kitchen has a range of floor and wall units, tiled splash back, electric oven, 5 ring gas hob with extractor over, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, radiator, double glazed French doors to the rear yard.

### First Floor

Landing, double glazed window.

### Bedroom 1

16'11" x 12'11"

Front facing, double glazed window, radiator.

### Bedroom 2

11'1" x 9'9"

Rear facing, double glazed window, radiator.

### Bedroom 3

13'7" max x 12'3" max

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with mixer tap and shower over, tiled floor, extractor.

### Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter to provide off street parking.

### COUNCIL TAX

The Council Tax Band is Band B.

### TENURE

We are advised by the Vendors that the property is Freehold. 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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