



MICHAEL HODGSON

estate agents & chartered surveyors



RUSWARP DRIVE, SUNDERLAND

£220,000

We welcome to the market this immaculately presented 2 bed detached bungalow nestled in a cul-de-sac position on the much sought after and highly regarded Ruswarp Drive in Tunstall which commands a much sought after and highly desirable location providing easy access to Doxford International Business Park, the A19, local shops, schools and amenities. The property itself briefly comprises of: Entrance Vestibule, Inner Hall, Kitchen, Living Room, 2 Bedrooms and a Shower Room. Externally there is a front and side lawned garden, side driveway leading to the garage and to the rear is a lovely garden having a paved patio area, lawn and stocked boarders. Viewing of this property is highly recommended to fully appreciate the home and location on offer..

Detached Bungalow
Living Room
Garage & Gardens
Viewing Advised

2 Bedrooms
Kitchen
Lovely Property
EPC Rating: D



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Entrance Vestibule
Leading to the inner hall

Inner Hall
Radiator, storage cupboard, loft access

Living Room
16'4"/36'1" to bay x 11'0"
The living room has a double glazed box bay window to the front elevation, double radiator, feature fireplace with gas fire, coving to the ceiling, ceiling rose, up lighting.

Kitchen
11'8" max x 12'0" max
The kitchen has a range of floor and wall units, integrated fridge, freezer, plumbed for washer, stainless steel sink and drainer with mixer tap, gas hob with extractor over, electric oven, electric microwave, glass display cabinets, cupboard with wall mounted gas central heating boiler, double glazed window, tiled floor, radiator double glazed door to the rear garden.

Bedroom 1
11'7" x 11'9"
Rear facing, double glazed window, radiator.

Bedroom 2
11'7" x 8'3"
Front facing, double glazed window, radiator, currently used as a dining room

Shower Room
White suite comprising of a low level WC, pedestal basin, corner shower with rainfall style shower head and an additional shower attachment, double glazed window, tiled walls and floor, chrome towel radiator.

Externally
Externally there is a front and side lawned garden, side driveway

leading to the garage and to the rear is a lovely garden having a paved patio area, lawn and stocked borders.

Garage
Attached single garage accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C

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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