MICHAEL HODGSON

estate agents & chartered surveyors

TUNSTALL ROAD, SUNDERLAND
£280,000

We are delighted to bring to the market this 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 briefly comprising of: Entrance Hall, WC, Living Room, Kitchen / Breakfast Room and to the First Floor, landing 3 Bedrooms and a Bathoom. Externally there is a front garden, block paved side driveway leading to the house and garage and to the rear there is a garden with paved patio area, decking area, lawn and outside garden room. Viewing of this lovely family home is unreservedly recommended to fully appreciate the space, home on offer.

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Entrance Hall
The entrance hall has a tiled floor, radiator, stairs to the first floor.

WC
Low level Wc, wash hand basin with mixer tap, radiator.

Living Room
14'9 14'7
The living room has a feature wood panelled wall, media wall with space for a wall mounted TV, electric stove style fire set on a tiled hearth, large double glazed window to the front elevation, double radiator.

Kitchen / Breakfast Room
The kitchen has a range of floor and wall units, granite worktops, electric oven, integrated microwave, stainless steel sink and drainer with mixer tap, double glazed window, tiled floor, feature radiator, wine rack, double glazed French doors leading to the rear garden, island with electric hob and storage cupboard, feature radiator.

First Floor
Landing, double glazed window.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, walk in shower with rainfall style shower head and an additional shower attachment, tiled walls and floor, towel radiator, recessed spot lighting, freestanding roll top bath with mixer tap and shower attachment.

Bedroom 1
10'7 x 13'3
Front facing, two double glazed windows, double radiator, range of fitted wardrobes,

Bedroom 2
11'3 x 11'1
Rear facing, double glazed window radiator.

Bedroom 3
8'6 x 9'0
Front facing, double glazed window, radiator. feature wood paneled wall.

Garage
Electric roller shutter access, attached single garage.

Externally
Externally there is a front garden, block paved side driveway leading to the house and garage and to the rear there is a garden with paved patio area, decking area, lawn and outside garden room.

Garden Room
Detached wooden garden room with electric supply, fitted bar.

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

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

0191 5657000

www.michaelhodgson.co.uk

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