









A beautifully presented detached house, providing a stylish contemporary interior, superb dining kitchen and a delightful rear garden within the sought-after Tunstall Grange development. Internally the accommodation includes an entrance lobby, an attractive lounge and an inner hall with a cloakroom/wc and staircase to the first floor. The dining kitchen is fitted with an excellent range of contemporary units and has patio doors leading through to a conservatory that overlooks the rear garden. Also on the ground floor is a versatile room that would make an ideal family room, play room, study or gym. On the first floor there is a master bedroom with fitted wardrobes and luxury en-suite shower room/wc, two further well-proportioned bedrooms, both with fitted wardrobes and a modern family bathroom/wc. Externally to the front there is a garden and driveway whilst to the rear there is a lawned garden with patio. This popular and convenient location is ideal for access to local amenities as well as providing excellent links to surrounding areas and major road networks. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Lobby

Radiator.

### Lounge 16'0" into bay x 10'8"



Double glazed bay window to front and radiator.

### Inner Hall

Staircase to first floor and radiator.

### Cloakroom/WC



Low level WC with concealed cistern and mini washbasin, ladder style radiator and part tiled walls.

### Family Room 16'8" x 7'10"



This versatile room could be utilised as a family room, study or gym. Double glazed French door to front with double glazed windows and radiator.

### Dining Kitchen 19'4" x 10'2" narrowing to 7'6"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit. Integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and washing machine. Double glazed window to rear and patio style doors leading through to

### Conservatory 9'1" x 8'4"



Double glazed French door leading out onto patio area, double glazed windows overlooking pleasant aspect over the garden and tiled floor.

### First Floor Landing

Double glazed window and built in cupboard.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

**Master Bedroom 12'11" max including fitted robes x 9'9"**



Double glazed window to front, radiator, fitted wardrobes and door to

**En-Suite Shower Room**



Low level WC, washbasin set into vanity unit and shower enclosure with mains shower, ladder style radiator, tiled floor and double glazed window.

**Bedroom 3 7'10" x 7'11" not including fitted robes**



Double glazed window to rear, radiator and fitted wardrobes.

**Family Bathroom**



Contemporary suite comprising of low level WC, washbasin set onto vanity unit and a free standing claw foot roll top bath, tiled floor and double glazed window.,

**Bedroom 2 11'1" x 9'1" including fitted robes**



Double glazed window to rear, radiator and fitted wardrobes.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Outside



Lawned garden to the front with a driveway providing off street parking whilst to the rear there is a delightful garden laid mainly to lawn with patio area.

### Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

### Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

### Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

### Fawcett Street Viewings

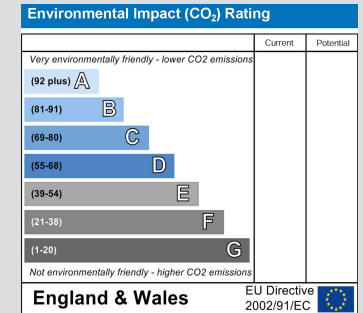
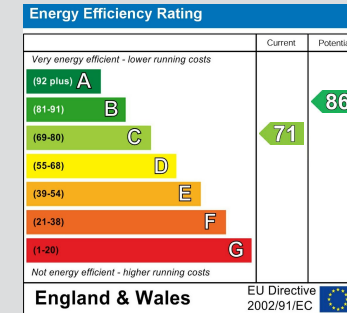
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

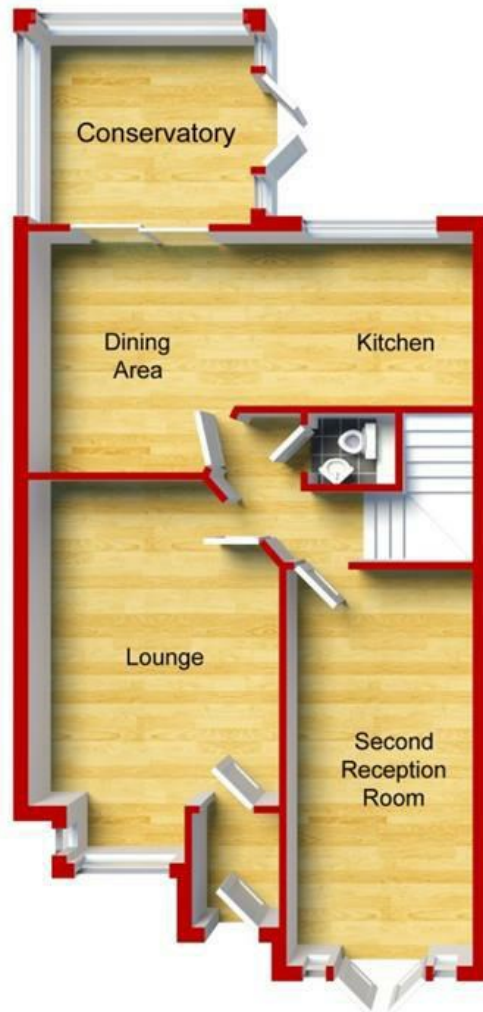
### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





Ground Floor  
Approximate Floor Area  
(42.87 sq.m)



First Floor  
Approximate Floor Area  
(38.87 sq.m)

