



MICHAEL HODGSON

estate agents & chartered surveyors





## TUNSTALL ROAD, SUNDERLAND

£235,000

We are delighted to bring to the market this immaculately presented 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 enjoys a superb interior having been meticulously decorated to a stylish contemporary standard and vastly improved by the current owners benefiting spacious living accommodation briefly comprising of: Entrance Porch, Inner Hall, WC, Living Room, Dining Room, Kitchen and to the First Floor, landing 3 Bedrooms and a Bathroom. Externally there is a front garden, side block paved driveway leading to the house and garage whilst to the rear is a superb garden stocked with an abundance of plants, trees and shrubs in addition to a decking area and lawn. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Immaculate Property

Garage & Gardens

Viewing Advised

EPC Rating: TBC



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Entrance Porch  
Double glazed French doors opening to

Inner Hall  
Laminate floor, radiator with cover, stairs to the first floor

WC  
White suite comprising low level wc, wall hung wash hand basin with mixer tap and tiled splash back, double glazed window, radiator

Living Room  
16'4" x 14'7"  
The living room has a large double glazed window to the front elevation, radiator, feature fireplace with gas fire, coving to ceiling, opening to??, uplighting

Dining Room  
13'3" x 10'9"  
The dining room has double glazed French doors leading to the rear garden, radiator, coving to ceiling, ceiling rose

Kitchen  
8'8" x 10'9"  
The kitchen has a range of floor and wall units,, tiled splash back, sink and drainer with mixer tap, space for a free standing fridge / freezer, electric oven, gas hob with extractor over, integrated dishwasher

Garden Room (former coal house / store)  
10'3" x 10'3"  
Door to the garden, double glazed window, door to the garage

First Floor  
Landing, double glazed window to the side elevation

Bedroom 1  
14'11" x 11'4"  
Front facing, two double glazed windows, two radiators, range of fitted wardrobes

Bedroom 2  
13'4" x 10'10"  
Rear facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 3  
8'0" x 8'11"  
Front facing, double glazed window, radiator, range of fitted wardrobes

Bathroom  
Contemporary white suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap, corner shower, tiled walls and floor, double glazed window, recessed spot lighting, chrome towel radiator

Externally  
Externally there is a front garden, side block paved driveway leading to the house and garage whilst to the rear is a superb garden stocked with an abundance of plants, trees and shrubs in addition to a decking area and lawn.

Garage  
Attached single garage accessed via an electric roller shutter

FREE VALUATIONS  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

