



MICHAEL HODGSON

estate agents & chartered surveyors



TUNSTALL ROAD, SUNDERLAND

£190,000

A neatly 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. Internally the living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room / Dining Room, Kitchen, Utility and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawn garden, side driveway leading to the garage whilst to the rear a lawned garden with decking to the rear. There is NO ONWARD CHAIN INVOLVED. Viewing is advised.

Semi Detached House

3 Bedrooms

Living / Dining Room

New Kitchen

Contemporary Bathroom

No Chain Involved

Viewing Advised

EPC Rating: C



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Entrance Porch

Parquet style flooring leading to;

Inner Hall

Oak wood floor, alarm control panel, stairs to the first floor, radiator.

Living Room/ Dining Room

13'0" max x 24'9" max

The living room/ dining room spans the full depth of the house having a double glazed window to the front elevation and rear elevation, oak wood floor, two radiators.

Kitchen

7'9" x 9'10"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, recessed spot lighting, oak wood floor.

Utility

5'1" x 7'3"

Tiled floor, floor and wall units, plumbed for washer, double glazed french doors to the rear garden

First Floor

Landing, Double glazed window to the side elevation, loft access.

Bedroom 1

12'2" x 12'10"

Front facing, double glazed window, radiator.

Bedroom 2

12'4" x 11'8"

Rear facing, double glazed window, radiator.

Bedroom 3

7'5" x 8'4"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set in a vanity unit, bath with mixer tap and shower attachment, chrome towel radiator, shower cubical, double glazed window, recessed spot lighting, extractor, tiled floor, cupboard with wall mounted gas central heating boiler.

Garage

Attached single garage accessed via a up and over garage door.

Externally

Externally there is a front lawn garden, side driveway leading to the garage whilst to the rear a lawned garden with decking to the rear.

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M I C H A E L H O D G S O N

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