



## Greetlands Road, Tunstall, SR2 9EB

**Offers In The Region Of  
£175,000**

An extremely rare addition to the market and available with immediate vacant possession, this spacious 3 bedroom semi detached family home which occupies an enviable garden plot.

Located on Greetlands Road being within the Centre of the highly popular location of Tunstall, and within easy reach of an range of local amenities, excellent primary & secondary schools, parks & walks.

Internally the accommodation comprises: entrance porch, reception hall, lounge, separate dining room, large kitchen/breakfasting room. At first floor there are 3 good sized bedrooms and house bathroom.

Externally there are larger than average south facing rear gardens with views of Tunstall Hills whilst to the front there is a block paved driveway which leads to the single integral garage.

The property is sensibly priced and we would highly recommend an internal inspection to avoid any disappointment.



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**Accommodation Comprises**

**Entrance Porch**

**Hall**

**Lounge**

**14'8" x 11'5" (4.46m x 3.47m)**



Feature fireplace, bay window, sliding doors to dining room.

**Dining Room**

**10'4" x 9'3" (3.14m x 2.81m)**



Sliding doors to lounge, French doors to gardens.

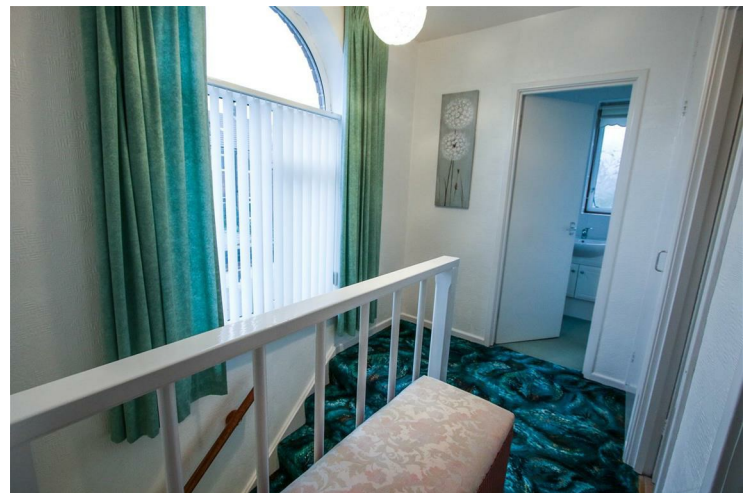
**Kitchen/Breakfast Room**

**10'4" x 16'4" (3.14m x 4.98m)**



Fitted base & eye level units co-ordinate worktops, large pantry cupboard, breakfasting area.

**First Floor**



**Landing**

**Bedroom**

**12'6" x 10'0" (3.81m x 3.04m)**





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## Bedroom

10'0" x 9'2" (3.07m x 2.81m)



Fitted sliding wardrobes.

## Bedroom

8'10" x 7'6" (2.70m x 2.29m)



Built in cupboard

## Bathroom



Panel bath with shower over, low level wc, vanity wash hand basin.

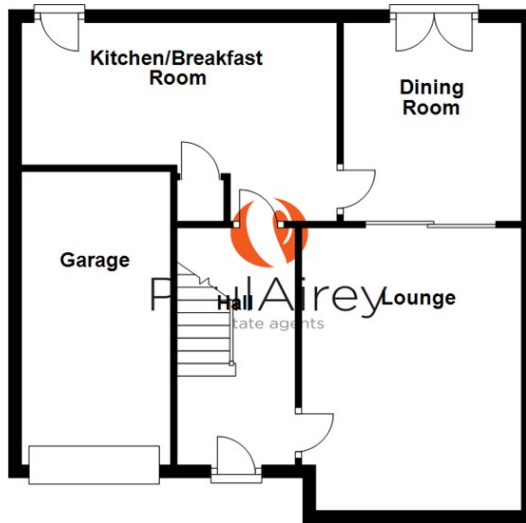
## Externally



Externally there are larger than average south facing rear gardens with views of Tunstall Hills whilst to the front there is a block paved driveway which leads to the single integral garage.

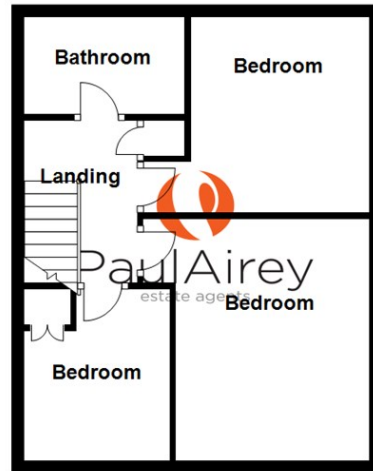
### Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



### First Floor

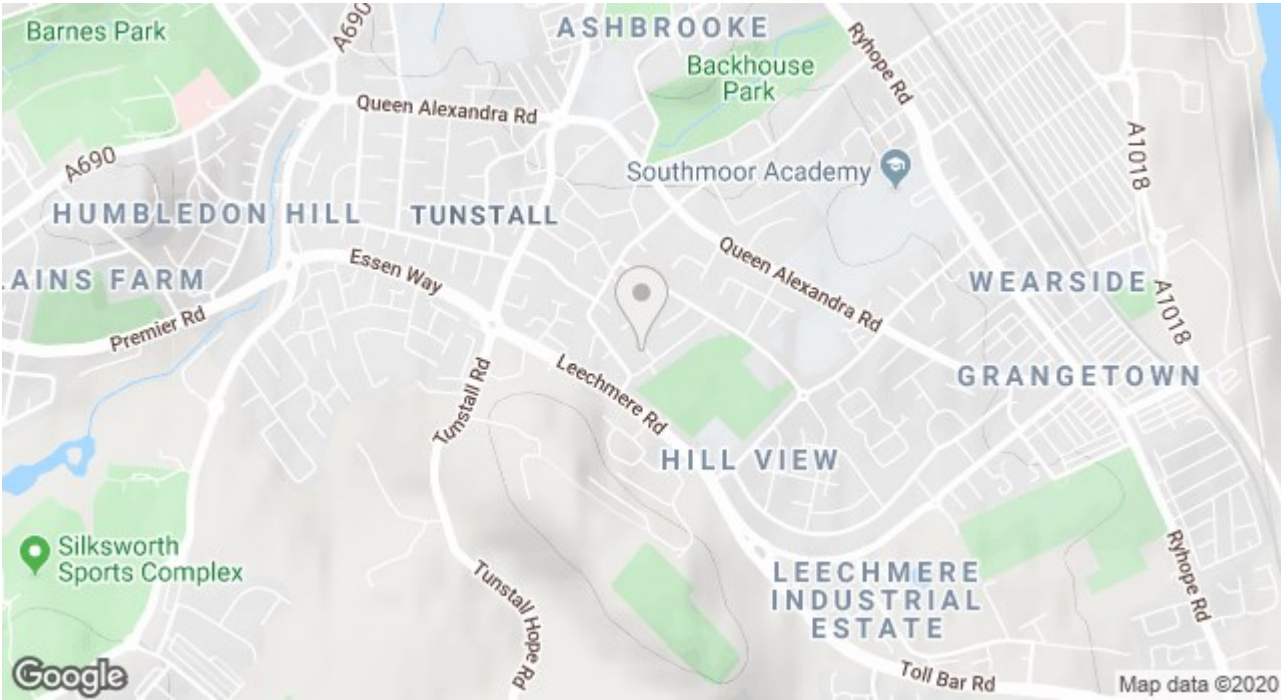
Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.  
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		