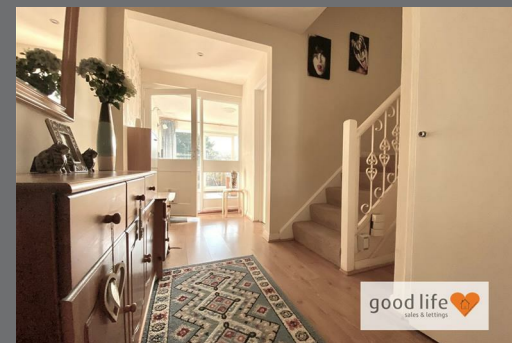


Tunstall Vale  
Sunderland  
SR2 7HP



# Tunstall Vale

## £135,000

### INTRODUCTION

WELL-PRICED TOWN HOUSE IN CENTRAL ASHBROOKE - FABULOUS SOUTH FACING REAR VIEWS OVER THE GROUNDS OF ASHBROOKE RUGBY CLUB - VERSATILE ACCOMMODATION OVER 3 FLOORS - GROUND FLOOR SPACIOUS HOME OFFICE OR 3RD BEDROOM - GROUND FLOOR SUN ROOM WITH DOORS ONTO PATIO - LARGE LOUNGE WITH GREAT VIEWS ON FIRST FLOOR - 2 DOUBLE BEDROOMS ON 2ND FLOOR - A OPPORTUNITY TO IMPROVE FURTHER - NO CHAIN...

### ENTRANCE VESTIBULE

The property is entered directly off Tunstall Vale via uPVC door. Laminate wood-effect flooring, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor, large built-in cupboard housing electric fuse box, gas meter and electric meter. Doors leading off to ground floor lounge or summer room, WC and home office or potential 3rd bedroom.

### HOME OFFICE OR POTENTIAL THIRD BEDROOM

Laminate wood-effect flooring, front facing white uPVC double-glazed window. This is perfect as a home office or study, or in this style of property this would have also been classified as a third bedroom which does provides an option if you required a spare guest bedroom.

### W C

Laminate wood-effect flooring, toilet with low level cistern, sink with single pedestal and chrome tap. The walls are tiled around the sink and toilet area. Recessed lights to ceiling.

### LOUNGE OR SUN ROOM

Natural wood flooring, rear facing white uPVC double-glazed virtually floor to ceiling, uPVC double-glazed sliding doors leading out to the rear garden and patio. This room is a perfect sun room, although, we note that the some properties along this stretch have further extended the rear and created an open plan kitchen, dining and lounge in this space and converted the upstairs kitchen into a third bedroom.

### FIRST FLOOR LANDING

2 built-in cupboards, one which houses the central heating boiler for the ducted air central heating system. 2 doors leading off to the kitchen and lounge, stairs to second floor landing.

### LOUNGE

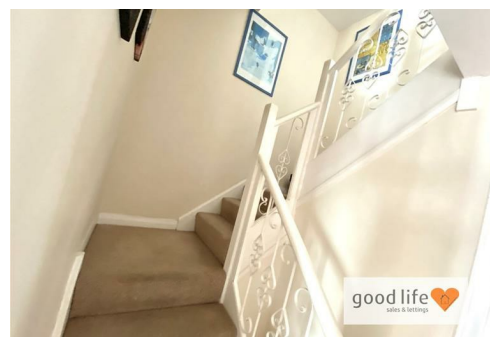
A large south facing window and lovely views to the rear. The lounge is very spacious with carpet flooring, white uPVC double-glazed window, recessed lights to the ceiling.

### KITCHEN

Vinyl tile-effect flooring, front facing white uPVC double-glazed window, range of wall and floor units in a wood-effect finish with laminate wood-effect work surfaces. Ample space for dining table and chairs. Plumbing for electric oven, space and plumbing for washing machine, space for tall fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap.

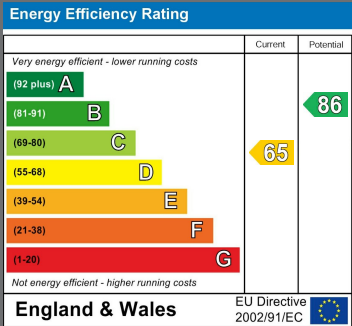
### SECOND FLOOR LANDING

2 large double cupboards, 3 doors leading off, 2 to double bedrooms and 1 to bathroom.



Local Authority  
Sunderland City Council

Council Tax Band  
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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