

Frosterley Gardens
Tunstall
Sunderland
SR3 1PL





FROSTERLEY GARDENS TUNSTALL

- ♥ 3 BEDROOMS
- ♥ FULLY MODERNISED
- ♥ BEAUTIFULLY PRESENTED
- ♥ GARAGE WITH ELECTRIC DOOR
- ♥ DOUBLE DRIVEWAY



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Frosterley Gardens

Offers In The Region Of £195,000

INTRODUCTION

IMPRESSIVE 3 BED TUNSTALL HOME - BEAUTIFULLY MODERNISED - SET BACK FROM ESSEN WAY - GARAGE TO REAR WITH ELECTRIC DOOR - DOUBLE DRIVEWAY - LOVELY REAR LANDSCAPED GARDEN - SUNNY ASPECT TO REAR - READY TO MOVE INTO HOME ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, partially-glazed door leading into lounge.

LOUNGE

14'7 x 14'3

Measurements taken at widest points.

Lovely size lounge. Carpet flooring, glass staircase and carpeted stairs leading to first floor, large double radiator, front facing white uPVC double-glazed bow window, feature chimney breast with acoustic panelling and prep for flat screen TV. Door leading off to dining kitchen.

DINING KITCHEN

14'7 x 10'0

Measurements taken at widest points.

Lovely well appointed dining kitchen with laminate wood-effect flooring, large double radiator, under stairs cupboard providing additional storage, door leading off to WC. Stylish fitted kitchen with a range of wall and floor units in a light cream finish with wood effect laminate work surfaces, integrated wine rack, integrated electric oven, integrated 4 ring ceramic hob and integrated designer style extractor chimney, ceramic sink with single bowl, single drainer and flexible Monobloc tap, space for an American style fridge/freezer, space and plumbing for a washing machine, built in cupboard housing the combi boiler and space for a breakfast table and chairs. White uPVC double-glazed window overlooks the rear patio and garden and white uPVC double-glazed doors lead out directly to the rear patio and garden.

WC

3'8 x 2'9

Tiled flooring, Metro tiles to the walls, mosaic feature wall. Toilet with concealed cistern and push button flush. Recessed lights.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

6'1 x 6'1

Stylish bathroom with marble effect ceramic tiles to walls and floor, toilet with low level cistern, hand basin with chrome taps, double shower cubicle with sliding doors and shower fed from the main combi boiler system comprising; fixed overhead shower and separate hand held shower. Rear facing white uPVC double-glazed window with privacy glass, double radiator, uPVC cladding to the ceiling.

BEDROOM 1

13'7 x 8'6

Double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors providing a good degree of storage and hanging space.

BEDROOM 2

9'2 x 8'3

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

BEDROOM 3

10'4 x 5'10

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window.

GARAGE

The rear garage has been rendered and comprises electric roller shutter garage door accessible from the rear, roller shutter pedestrian door to the side, white uPVC double-glazed patio doors opening onto the garden. Double driveway parking to the rear providing convenient parking and access to the property from the rear gate.

EXTERNALLY

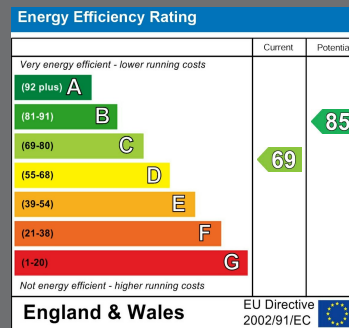
The property is set back from the road with well maintained lawn to the front.

The property has a lovely landscaped rear garden with quality paving positioned to take full advantage of the sunny aspect, area of grass, steps leading to the rear garage.



Local Authority
Sunderland

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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