

The Precinct
Tunstall
Sunderland
SR2 9DN



good life
sales & lettings







The Precinct

Offers In The Region Of £225,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this spacious home in The Precinct, Tunstall, offering three first-floor bedrooms together with extended ground-floor accommodation which provides the option of a fourth bedroom, formal dining room or additional reception room.

REAR ENTRANCE HALL

Accessed through a uPVC double-glazed door. Laminate wood-effect flooring, a large double radiator and a white uPVC double-glazed window with fitted plantation shutters. Doors lead to the kitchen and internal hallway, with double doors opening to the utility room.

UTILITY ROOM

5'2 x 4'10

A useful laundry and storage space with a Belfast sink, hot and cold running water, and space and plumbing for a washing machine. Shelving provides storage for cleaning equipment and other household items.

KITCHEN

13'6 x 8'2

Modern fitted kitchen with cream wall and floor units, natural wood work surfaces and tiled flooring. A stainless steel one-and-a-half-bowl sink with single drainer and Monobloc tap sits beneath a white uPVC double-glazed window overlooking the garden. Integrated appliances comprise a fridge freezer and double electric oven, with a four-ring ceramic hob and extractor hood. Space and plumbing for a dishwasher, plus useful cupboard storage. Doors connect to the rear entrance hall and internal hallway.

INTERNAL HALLWAY

11'10 x 11'9

A spacious central hallway with carpet flooring, a large double radiator and carpeted stairs to the first floor. Access to the rear entrance hall, kitchen, WC, fourth bedroom or dining room, study, front entrance lobby and lounge.

LOUNGE

19'9 x 12'0

A bright, spacious lounge with large front-facing uPVC double-glazed windows and white uPVC double-glazed patio doors opening onto the paved patio and garden. A coal-effect gas fire is set within a natural brick feature, with a large double radiator providing additional heating. A large glazed area between the lounge and hallway enhances the sense of space and light.

FRONT ENTRANCE LOBBY

A uPVC double-glazed external door provides access from the front courtyard. A folding door opens to a useful storage cupboard, with a further door connecting to the internal hallway.

STUDY

9'3 x 7'5

A generous study with laminate wood-effect flooring, radiator and two white uPVC double-glazed windows overlooking the front courtyard and The Precinct. Space for a substantial desk, bookcases and additional storage.

BEDROOM 4 OR DINING ROOM

14'8 x 9'4

Double doors open into this versatile extended room, with carpet flooring, a double radiator, a single radiator and a front-facing white uPVC double-glazed window. Previously used as both a fourth bedroom and formal dining room, it could also serve as a second reception room, playroom, larger office or TV and music room.

GROUND FLOOR WC

6'8 x 3'0

Tiled flooring, WC and a wash basin set into a vanity unit with chrome tap.

FIRST FLOOR LANDING

Reached by carpeted stairs from the internal hallway. A rear-facing white uPVC double-glazed window enjoys attractive views. Doors lead to three bedrooms and the bathroom.

BEDROOM 1

12'10 x 12'3

A spacious double bedroom with carpet flooring, a large single radiator and a front-facing white uPVC double-glazed window. Extensive fitted wardrobes occupy two walls and include sliding mirrored doors.

BEDROOM 2

11'4 x 10'7

A good-sized double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window. Fitted storage includes wardrobes with sliding mirrored doors, a built-in desk and shelving.

BEDROOM 3

10'5 x 9'1

Carpet flooring, radiator and a rear-facing white uPVC double-glazed window with views over the garden, neighbouring gardens and Tunstall Hills. Built-in wardrobes and shelving provide useful storage. The room dimensions offer double-bedroom potential, although the arrangement of the fitted wardrobes lends itself particularly well to use as a generous single bedroom.

BATHROOM

10'3 x 8'0

A spacious family bathroom with tiled floor and walls, recessed ceiling lights and an extractor fan. Comprising a WC with low-level cistern, freestanding bath with floor-mounted chrome taps and shower-head attachment, separate quadrant shower enclosure with a shower supplied from the central heating system, and wall-mounted wash basin with chrome tap. Chrome ladder-style radiator, rear-facing white uPVC double-glazed window with privacy glass and a built-in storage cupboard. We understand the combi boiler is located in the loft above the bathroom.

GARAGE AND PARKING

A single garage and driveway are located in a nearby block. The garage provides secure parking or additional storage, with further on-street parking available to the rear of the property, where day-to-day access is generally taken.

EXTERNALLY

Day-to-day access is generally from the rear, through the garden and into the rear entrance hall. All room measurements are approximate.

Rear Garden

A beautifully maintained, spacious garden with lawn, mature shrubs, hedging, established trees including fruit trees, and a garden shed. Patio areas are positioned to enjoy the sun at different times of day. A rear access gate leads towards the parking area, with access to Tunstall Hills walks immediately opposite.

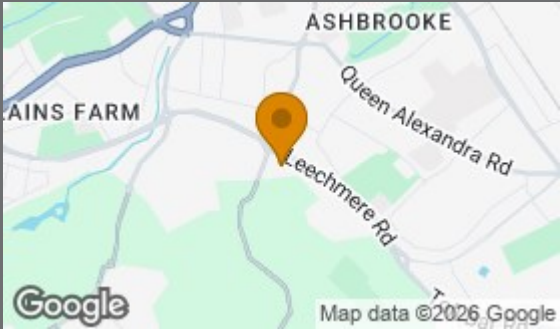
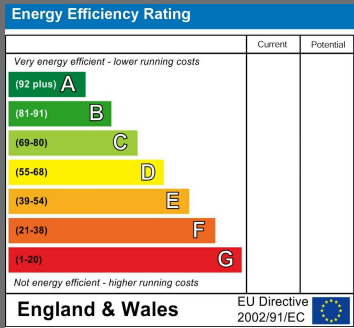
Front Courtyard and Precinct

A private paved courtyard lies immediately in front of the property, with gated access towards a pleasant green area and pathway. The owner advises that each home has a defined area within The Precinct which its owner is responsible for maintaining; together these areas form the attractive shared setting. We are advised there is no ongoing annual ground-maintenance charge. Further details can be provided by the owner.



Local Authority
Sunderland

Council Tax Band
D



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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