

Tunstall Road  
Tunstall  
Sunderland  
SR2 9BQ



good life  
sales & lettings



# Tunstall Road

£380,000

## INTRODUCTION

STUNNING GREATLY EXTENDED 4 DOUBLE BED SEMI - BEAUTIFULLY EXTENDED 2 STOREYS TO SIDE & REAR - RECENT COMPLETE RENOVATION & QUALITY REFURBISHMENT - LARGE PLOT IN PROMINENT SOUGHT AFTER LOCATION - MULTI VEHICLE PARKING + LARGE GARAGE + ENCLOSED PARKING - CIRCA 500 SQ FT OPEN PLAN REAR KITCHEN/FAMILY/DINING - BI-FOLD DOORS OPENING ONTO SUNNY ASPECT PATIO - EN SUITE TO MASTER BEDROOM - A UNIQUE OPPORTUNITY TO ACQUIRE A STUNNING HOME ...

## ENTRANCE VESTIBULE

Entrance via double-glazed door. Tiled flooring, built-in cupboards providing useful cloak storage, vertical designer style radiator. Partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Karndean LVT flooring, built-in cupboard utilising space under the stairs and providing useful storage, attractive staircase to first floor. Door leading off to formal lounge, door leading off to family/dining kitchen. Large double radiator provides heat into the entrance hall.

## FORMAL LOUNGE

A lovely formal front facing lounge.

LVT Karndean flooring, stylish fireplace in a quartz finish with coal-effect gas fire and granite hearth. Bespoke cabinetry built into the chimney breast providing useful storage and shelving. Large double radiator heat to the room. Recessed lights to the ceiling and front facing white uPVC double-glazed part bay window.

## FAMILY/DINING/KITCHEN

Measurements are approx.

Stunning open plan room of approx. 500sq ft forming part of a significant extension to the original property with quality LVT flooring, rear facing double-glazed window, side facing double-glazed window and double-glazed BI-FOLD doors leading out to rear patio and garden. Impressive double-glazed window in a vaulted ceiling situated directly above the dining area. Ample space for a lounge zone which is centred around a chimney breast with log burning stove. Central island with quartz work surface forming breakfast bar on which is situated a NEFF 4 ring ceramic hob. The stylish designer kitchen extends to include space for an American style fridge/freezer, inset sink with bowl and a half and flexible tap, integrated NEFF oven and combination microwave. Large double radiator provides additional heat to the room. Door leads off to entrance hall, door leading off to separate utility.

## UTILITY ROOM

Quality LVT flooring, large double radiator, fitted kitchen units in a white high gloss finish with quartz-effect laminate work surfaces. Stainless steel sink with Monobloc tap, space and plumbing for a washing machine, wall mounted Combi boiler. Double-glazed door leading out to the side of the property, door leading off to WC. Recessed lights to ceiling.

## W C

Tiled flooring, hand basin with vanity unit storage beneath and chrome tap, toilet with low level cistern. Recessed lights to ceiling. Rear facing white uPVC double-glazed window.

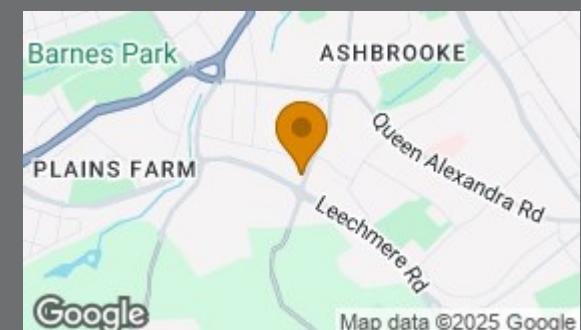
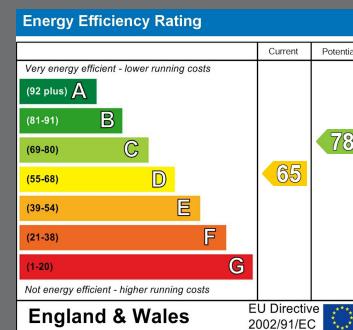
## FIRST FLOOR LANDING

Radiator, built-in cupboard providing storage, 5 doors leading off, 4 to bedrooms and 1 to bathroom.



**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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