



MICHAEL HODGSON

estate agents & chartered surveyors

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RUSWARP DRIVE, SUNDERLAND

Offers Over £275,000

We are delighted to welcome to the market this immaculately presented 4 bed detached house nestled on the much sought after and highly regarded Ruswarp Drive in Tunstall which commands a much sought after and highly desirable location providing easy access to Doxford International Business Park, the A19, local shops, schools and amenities. The property has been meticulously cared for by the by the current owners and benefits from a security alarm system, contemporary décor, a fantastic kitchen / dining room opening to the rear garden room and many extras of note. The living space briefly comprises of: Entrance Vestibule, Inner Hall, WC/Cloaks, Living Room, Kitchen / Dining Room, Garden Room, and to the First Floor, Landing, 4 Bedrooms, Family Bathroom, and an En Suites. Externally there is a front garden with driveway leading to the garage and to the rear a lovely garden having a paved patio area, lawn and stocked borders. Viewing of this lovely house is highly recommended to fully appreciate the space, home and location offer.

Detached House
Living Room
Garden Room
Garage & Gardens

4 Bedrooms
Kitchen / Dining Room
Bathroom & En Suite
EPC Rating: TBC



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Entrance Vestibule

the entrance vestibule has a karndean flooring, double glazed window, alarm control panel

Inner Hall

The inner hall has a karndean flooring, oak and glass balustrade to the staircase, cupboard under stairs

Living Room

14'8" x 11'9"

The living room has a double glazed window, radiator, feature fireplace with electric fire

Kitchen / Dining Room

32'7" x 9'4"

The kitchen has a range of floor and wall units, granite worktops with matching splashbacks, stainless steel sink with mixer tap, electric oven, electric hob, two double glazed windows, double door to the rear garden, breakfast bar, recessed spot lighting, radiator, patio door to the garden room

Garden Room

21'11" max x 13'4" max

A light and airy room having six double glazed windows, two radiators, double glazed door to the garden

WC

Wash hand basin with mixer tap and a low level wc, double glazed window, Karndean flooring

First Floor

Landing, loft access

Bedroom One

9'7" x 11'9"

Rear facing, double glazed window, radiator, range of fitted wardrobes

En Suite

White suite comprising wash hand basin with mixer tap set on a vanity unit, shower with electric shower and tiled surround, radiator

Bedroom Two

20'9" x 9'8"

Two double glazed windows, radiator, recessed spot lighting, t-fall roof in part

Bedroom Three

9'9" x 11'0"

Front facing, double glazed window, radiator, range of mirror fronted fitted wardrobes

Bedroom Four

10'5" x 8'10" max

Front facing, double glazed window, radiator, fitted bed

Bathroom

White suite comprising wall hung low level wc, wash and basin with mixer tap, bath, chrome towel radiator, double glazed window, extractor

External

Externally there is a front garden with driveway leading to the garage and to the rear a lovely garden having a paved patio area, lawn and stocked borders

Garage

Integral garage

COUNCIL TAX

The Council Tax Band is Band D

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

M I C H A E L H O D G S O N

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