



MICHAEL HODGSON

estate agents & chartered surveyors

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TUNSTALL LODGE PARK, SUNDERLAND

£495,000

A stunning detached house situated within the exclusive and gated development of Tunstall Lodge Park in Tunstall which offers a superb commuting location for Sunderland City Centre, the A19, Doxford International Business Park in addition to local shops, schools and amenities. The property offers a high standard of appointment incorporating under floor heating, contemporary decor, a Security Alarm System and many extras to note. The generous living accommodation briefly comprises of; Entrance Hall, WC/cloakroom, Kitchen/Dining Room with Walk in Store Room, Utility, TV Room/Lounge, Living Room and to the First Floor 4 Bedrooms, 2 En Suites and a Family Bathroom. Externally to the property there is an open plan lawned garden and block paved driveway leading to the garage whilst to the rear of a lovely predominantly south west facing garden having two patio areas, decking area and lawn. Viewing of this superb family residence is highly recommended to fully appreciate the space, location and home on offer.

Detached House

4 Bedrooms

2 Living Rooms

Kitchen / Dining Room

Garage And Gardens

Superb Location

Bespoke Design

EPC Rating: C

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ENTRANCE HALL

Impressive hallway having a tiled floor, alarm control panel, recessed spot lighting, coving to ceiling, two storage/cloakroom cupboards, security door entry phone, oak staircase leading to the first floor.

WC/CLOAKROOM

Modern white suite comprising of low level wc, wash hand basin with mixer tap set on vanity unit, extractor and tiled floor.

LIVING ROOM

13'7" x 21'1"

The Living Room spans the full depth of the house and has 2 double glazed windows, to the front and double glazed french doors to the rear which leads to the rear garden and patio area, feature modern fireplace, recessed spot lighting and coving to ceiling.

KITCHEN/ DINING ROOM

13'7" x 21'3"

A kitchen spans the full depth of the house having a double glazed window to the front and double glazed french doors to the rear. The Kitchen is fitted with a comprehensive range of floor and wall units, granite work tops with granite splashback, stainless steel sink with mixer tap, Bumatic range cooker with stainless steel and glass extractor over, integrated dishwasher, integrated microwave and coffee machine, American style fridge/freezer, breakfast bar, wine cooler, coving to ceiling, recessed spot lighting.

WALK IN STORE ROOM

6'5" max x 8'7" max

Tiled floor, shelving

UTILITY

8'2" x 9'11"

The Utility is fitted with a range of floor and wall units, sink and drainer with mixer tap, double glazed window, plumbed for washer and double glazed door to the rear.

TV ROOM/ LOUNGE

14'3" x 14'10"

Situated to the rear of the property this room is currently used as a tv room having two full height double glazed windows, wood strip floor, coving to ceiling, recessed spot lighting.

FIRST FLOOR

Galleried landing which is currently used as a study/home office, recessed spot lighting, coving to ceiling, French doors opening to a private balcony

MASTER BEDROOM

13'6" x 10'11"

Front facing bedroom having double glazed window, coving to ceiling and recessed spot lighting.

WALK IN WARDROBE

5'3" x 6'0"

EN SUITE

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower cubicle, double glazed window, extractor, recessed spot lighting, coving to ceiling.

BEDROOM 2

9'0" x 13'10"

Front and side facing bedroom having two double glazed windows, recessed spot lighting, coving to ceiling, recessed wardrobe.

EN SUITE

White suite comprising low level wc, shower, glass pedestal basin with mixer tap, fully tiled walls and floor.

BEDROOM 3

13'9" x 10'0" max

Rear facing bedroom having dual aspect of the rear, front and side, two double glazed windows, coving to ceiling, recessed spot lighting.

BEDROOM 4

11'2" x 7'3"

Rear facing bedroom having a double glazed window.

FAMILY BATHROOM

The master bathroom has a luxury white suite comprising low level wc, two separate wash hand basins with mixer tap set on vanity unit, bath with mixer tap, shower, fully tiled walls and floor, shaver point, coving to ceiling, recessed spot lighting, double glazed window.

EXTERNALLY

Externally to the property there is an open plan lawned garden and block paved driveway leading to the garage whilst to the rear of a lovely predominantly south west facing garden having two patio areas, decking area and lawn.

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.

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

TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 999 years from 1st May 2004. The purchaser will also be able to join the management company owning a 1/7th share. Any prospective purchaser should clarify this with their Solicitor

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

