



MICHAEL HODGSON

estate agents & chartered surveyors

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GREYSTOKE AVENUE, SUNDERLAND £239,950

A superb 3 / 4 bed extended semi detached house situated on Greystoke Avenue in Tunstall offering a much sought after and highly desirable location boasting easy access to transport links, shops, schools and amenities as well as being a short car journey to the A19 and Sunderland City Centre. The property benefits from contemporary décor and versatile living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Sitting Room or Ground Floor 4th Bedroom, Utility, Shower Room / WC and to the First Floor, landing, 3 Bedrooms and a Bathroom. Externally there is a front and side garden in addition to a side driveway providing off street parking and a rear inner paved courtyard garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended.

Semi Detached House

3 / 4 Bedrooms

Living Room

Kitchen / Dining Room

Sitting Room or Ground Floor 4th Bedroom

Bathroom & Ground Floor Shower Room

No Chain Involved

EPC Rating: TBC



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Entrance Hall

Stairs to the first floor, double radiator, recessed spot lighting, cupboard under the stairs with wall mounted gas central heating boiler.

Living Room

12'1" x 14'3"

The living room has 3 double glazed windows, double radiator, recessed spot lighting, feature fire with gas fire, coving to ceiling.

Kitchen/Dining Room

21'9" max x 11'7" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, breakfast bar, tiled floor, double glazed window to the side elevation, double glazed french door to the garden, gas hob with extractor over, double electric oven, integrated dishwasher.

Sitting Room or Ground Floor 4th Bedroom

9'6" x 11'9"

A versatile room that could be used as a reception room or ground floor 4th bedroom having recessed spot lighting, double glazed french door to the side, double radiator, double glazed door to the rear garden.

En Suite

White suite comprising of a low level WC, corner shower with rainfall style shower and an additional shower attachment with tiled splashback, double glazed window, recessed spot lighting, extractor, wall hung wash hand basin with mixer tap sat on a vanity unit, radiator.

Utility

9'1" x 6'0"

Floor units, stainless steel sink and drainer with mixer tap, double glazed window, plumbed for washer and dryer, recessed spot lighting, extractor.

First Floor

Landing, double glazed window.

Bedroom 1

12'1" x 12'0"

Front facing, 3 double glazed windows, double radiator, full range of fitted wardrobes, matching dressing table.

Bedroom 2

10'2" x 12'1"

Rear facing, double glazed window, radiator, recessed wardrobe.

Bedroom 3

10'0" max x 10'1" max

Front facing, double glazed window, fitted wardrobe.

Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap and shower over, double glazed window, radiator, tiled floor, recessed spot lighting, extractor.

Externally

Externally there is a front and side garden in addition to a side driveway providing off street parking and a rear inner paved courtyard garden.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property Freehold. 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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