Larkfield Road, Tunstall, Sunderland

Offers over £250,000

This stunning three bedroom semi-detached house, occupies a superb corner plot within this highly sought-after residential area. Internally the property has been comprehensively upgraded and modernised to provide a stylish and impressive standard of accommodation. Briefly comprising of a reception hall with attractive staircase to the first floor, a lounge with a multi fuel burning stove and a fabulous open plan dining kitchen, enjoying a dual aspect. The kitchen is fitted with an excellent range of units, luxury worksurfaces, a breakfast bar and a selection of integrated appliances. On the first floor there are three bedrooms and an exceptional family bathroom/wc, featuring both a bath and separate walk in shower, along with beautiful tiling. Externally there is a driveway and generous gardens to the front, side and rear. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We advise early viewing, to fully appreciate this home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall

Double glazed window to front, radiator and stairs to first floor with storage under.

Lounge 12'11" x 13'11"

Double glazed bay window to rear, multi fuel burning stove and built in storage/shelving and a radiator.

Open Plan Kitchen & Dining Room 9'11" x 22'4"

Kitchen Area

Range of wall and base units with Quartz countertops over incorporating a single bowl Belfast style sink and drainer unit with mixer tap. Integrated double oven, induction hob, microwave, dishwasher, washing machine and wine cooler. Three seater breakfast bar, column radiator, two double glazed windows to side and rear and a Composite door to garden.

Dining Area

Double glazed bay window to front and a radiator.

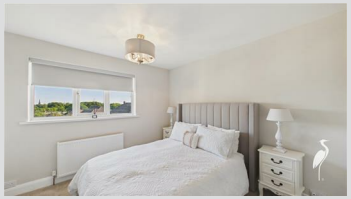
First Floor Landing

Double glazed window, storage cupboard and access point to loft.

Bedroom 1 10'1" x 10'9"

Double glazed bay window to front, double radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 11'4" x 11'1"



Double glazed window to rear and a radiator.

Bedroom 3 9'6" x 10'11"

Double glazed window to front and a radiator.

Bathroom

Bath with shower tap, walk in dual head rainfall shower, hand wash basin set into vanity unit and low level wc double glazed window, chrome heated towel rail and porcelain tiles.

Outside

Generously sized front garden with lawned and paved areas benefitting from a driveway providing off street parking. Equally generous rear garden laid mainly to lawn with paved areas.

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

Council Tax Band
The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

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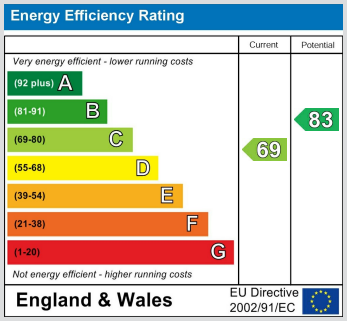
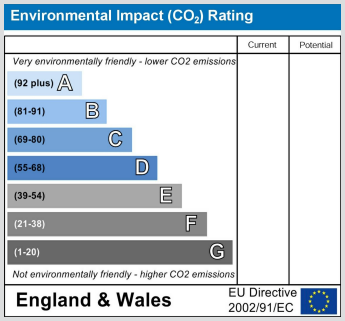
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





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Ground Floor

First Floor

N E W S

Approximate total area(1)

92.4 m²

995 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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