Ruswarp Drive, Tunstall, Sunderland

£225,000

An extended and beautifully presented two bedroom detached bungalow, occupying a superb cul-de-sac position within this sought area. Internally the attractive accommodation is over one level and briefly comprises reception hall, lounge/dining room, sun room overlooking the rear gardens, fitted kitchen, two double bedrooms and a contemporary bathroom including shower cubicle. Externally there is a garden to the front with a block-paved driveway providing off street parking and access to the attached garage whilst to the rear is delightful lawned garden with a patio area. This convenient location provides easy access to local amenities, shopping facilities and schools as well as offering excellent links to Doxford International Business Park and major road connection including the A19. No upward chain, early viewing is a must to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via UPVC entrance door with inner wooden glass panelled door to hall.

Reception Hall

Radiator and access point to loft.

Lounge/Dining Room 24'2" x 11'6"

Two double glazed windows to side, feature fireplace and open plan into kitchen.

Dining Room

Double glazed window to rear and a double radiator. UPVC double glazed door to sun room.

Sun Room 9'8" x 12'0"

UPVC double glazed French patio doors and double glazed windows to rear. Radiator.

Kitchen 8'9" x 11'8"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer, Space for an oven and washing machine. Radiator and double glazed window to conservatory. Door to garage.

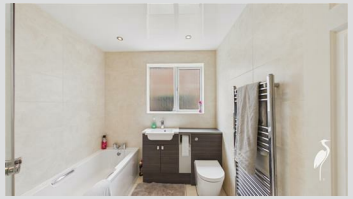
Bedroom 1 13'7" x 11'5"

Double glazed box bay window to front and radiator.

Bedroom 2 11'6" x 8'2"

Double glazed window to front and radiator.

Bathroom



Bath, dual head waterfall shower cubicle and vanity unit comprising low level wc and wash basin. Chrome heated towel rail and double glazed window to side.

Outside

Garden to the front with block paved driveway off street parking for numerous cars leading to attached garage, whilst to the rear a well kept rear garden mainly laid to lawn with block paved area.

Garage 17'10" x 9'1"

Council Tax Band
The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

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

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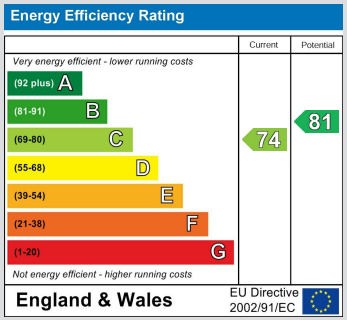
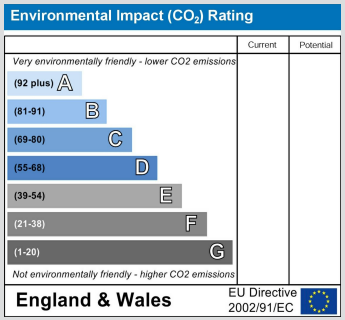
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area(1)

96.4 m²

1037 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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