Leechmere Road, Tunstall, Sunderland

£220,000

An extended three bedroom semi-detached house, providing spacious and beautifully presented accommodation, situated on the ever popular Leechmere Road. Internally to the ground floor briefly comprising of a generous hall with staircase to the first floor and lounge with stove that opens into a dining area / play room. The impressive breakfasting kitchen is fitted with an excellent range of units and a breakfast bar, there is a delightful conservatory, providing a superb additional living space and a useful cloakroom/wc. On the first floor there are three bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a driveway, a store and to the rear a wonderful garden with a lawn, patio and decked areas. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential to fully appreciate this stylish home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall

Cast iron radiator and stairs to first floor with storage under.

Lounge 11'8" x 13'7"

Double glazed bow window to front, cast iron radiator, stove set into exposed brick chimney breast. Open plan into dining room.

Dining Room/Playroom 9'4" x 8'9"

Double glazed window looking into conservatory and cast iron radiator.

Breakfasting Kitchen 17'7" x 9'4"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated oven with five burner gas hob and hood and a microwave. Space for an American style fridge freezer. Heated towel rail, Double radiator and two seater breakfast bar. Double glazed window to rear and UPVC door to conservatory. Door to rear hall.

Conservatory 15'9" x 9'8"

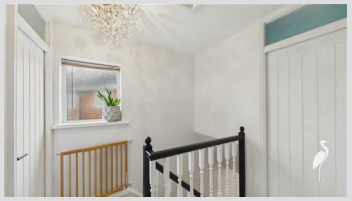
Cast iron radiator, double glazed windows and UPVC French patio doors to rear. Built in media wall with stove.

Rear Lobby
Built in storage, doors to store and cloakroom/WC.

Cloakroom/WC

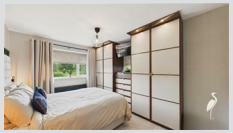
Low level WC, wash basin and double radiator.

First Floor Landing



Double glazed window and access point to loft.

Bedroom 1 10'5" x 12'8"



Double glazed window to front, radiator and built in wardrobes with spotlighting.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'2" x 10'0"

Double glazed window to rear, radiator and built in storage cupboard.

Bedroom 3 7'7" x 9'7"

Double glazed window to front, radiator and built in storage cupboard.

Bathroom

Bath with dual head waterfall shower over, low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

Outside

Delightful lawned garden to the front with driveway providing off street parking whilst to the rear an attractive, low maintenance garden with Pergola and outdoor stone pizza oven, a perfect space for entertaining.

Store 8'0" x 11'3"
Access via electric roller shutter. Wall and base units with countertops over providing space for washing machine and tumble dryer.

Council Tax Band
The Council Tax Band is Band C.

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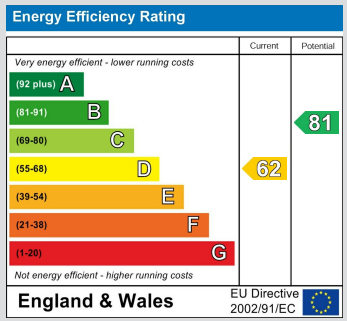
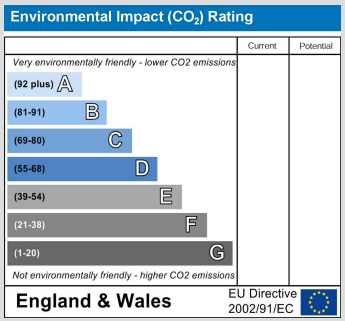
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

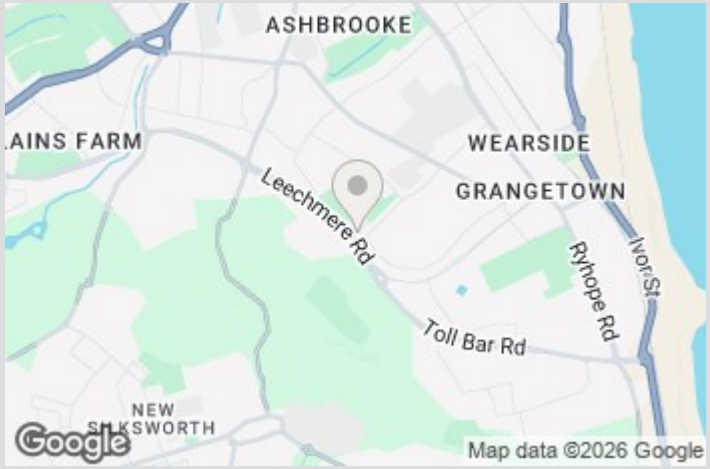
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

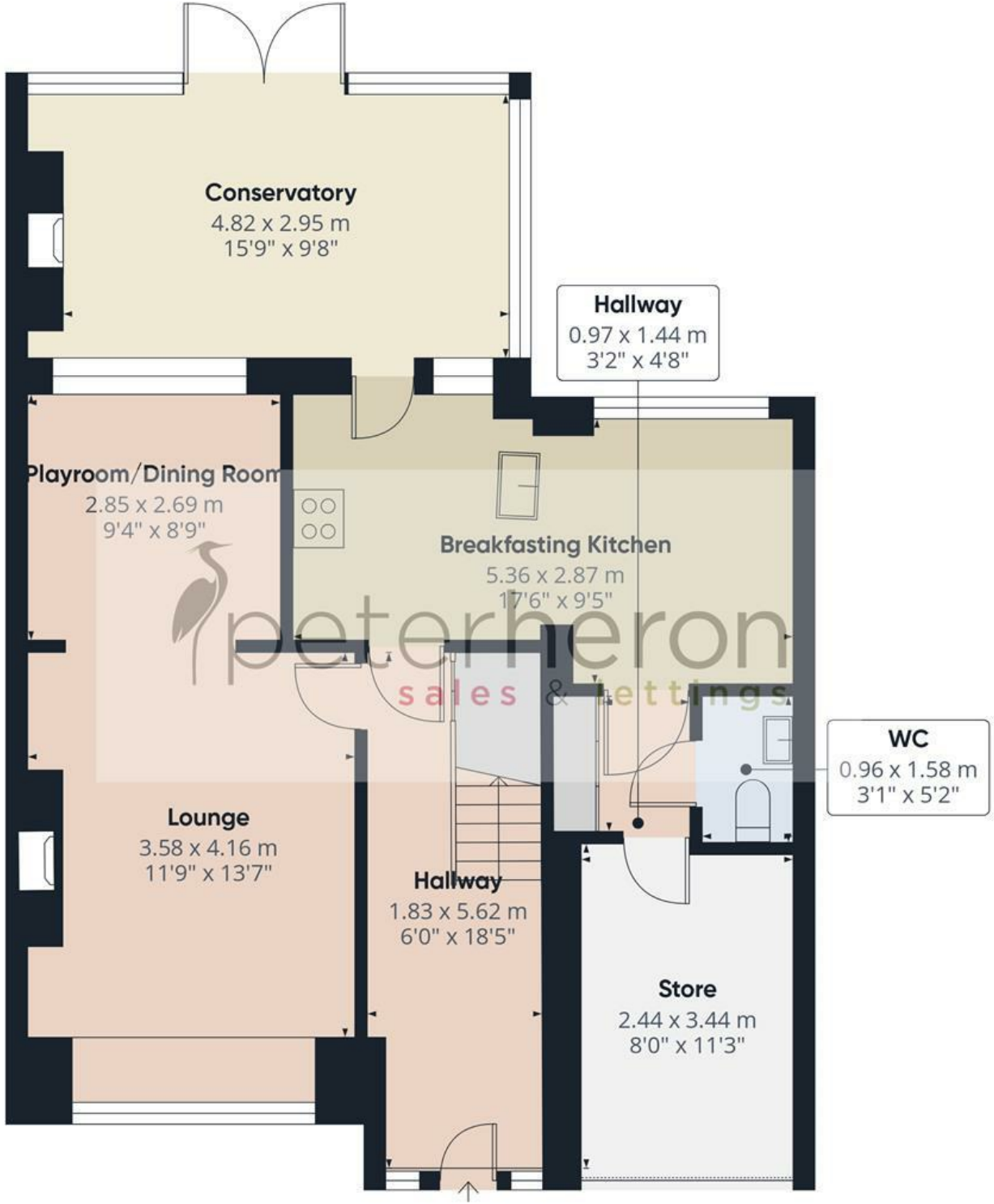
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





MAIN ROOMS AND DIMENSIONS





Ground Floor

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Approximate total area(1)

74.9 m²

805 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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