

Tollerton Drive, Fulford Grange, Sunderland

£299,950









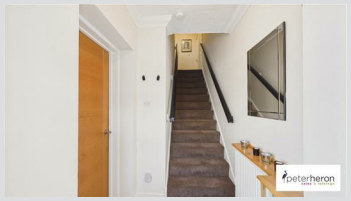


A superb four bedroom detached house, providing attractive and well-appointed accommodation within the sought after Fulford Grange. Internally the accommodation briefly includes to the ground floor of an entrance hall, a lounge with doors leading through to a dining room that features French doors out to the rear garden. From the dining room there is access to a modern fitted kitchen that in turns leads through to a useful utility and a cloakroom/wc. To the first floor there is a principle bedroom with built in wardrobes and an en-suite shower room/wc, three further bedrooms and a contemporary family bathroom/wc. Externally there is a generous block-paved driveway to the front, an integral garage and to the rear a delightful, low maintenance landscaped garden with artificial grass and a patio area. In the rear garden there is a versatile, brick built outbuilding that could be utilised for a variety of uses. The property is ideally placed for local amenities, as well as offering excellent links for Nissan, Doxford International Business Park, Sunderland City centre and major road networks including the A19. Available with no upward chain involved, we highly recommend early viewing of this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall

Stairs to first floor, double radiator and door to lounge.

Lounge





Double glazed bay window to front, two double radiators and an electric fireplace. Double doors opening into dining room.

Dining Room





UPVC double glazed French patio doors to rear, radiator and door to kitchen.

Kitchen

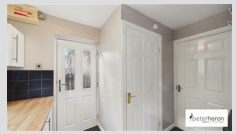





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with electric hob and hood and a low level fridge. Radiator and double glazed window to rear. Door to utility.

Utility





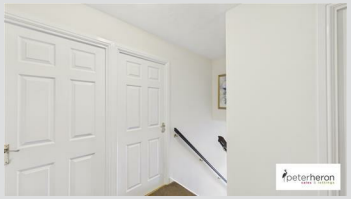
Wall and base units with countertops over providing additional storage space. Radiator, double glazed window to rear and Composite door to garden. Doors to cloakroom/WC and garage.

Cloakroom/WC



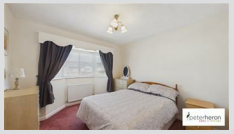

Low level wc and wash basin, radiator and double glazed window to rear.

First Floor Landing




Storage cupboard and access point to loft.

Bedroom 1


Double glazed bay window to front, radiator and built in wardrobes. Door to en-suite.

En-Suite Shower Room




Shower cubicle, low level wc and wash basin. Radiator and double glazed window to rear.

Bedroom 2




Double glazed window to rear, radiator and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

Bedroom 3




Double glazed window to front, radiator and storage cupboard.

Bedroom 4




Double glazed window to rear and radiator.

Bathroom




Jacuzzi bath, low level wc and wash basin set unit vanity unit. Heated towel rail and double glazed window to rear.

Outside



Generously sized rear garden with block paved, paved and artificial areas. Benefitting from a gate to access front, an outhouse and outbuilding.

Outbuilding



An excellent brick built outbuilding, providing a versatile space, accessed via UPVC door. Fitted with a range of wall and base units with countertops over. Double glazed windows and storage cupboard.

Garage
Access via electric roller shutter. Housing wall mounted boiler. Internal door to utility.

Council Tax Band
The Council Tax Band is Band D.

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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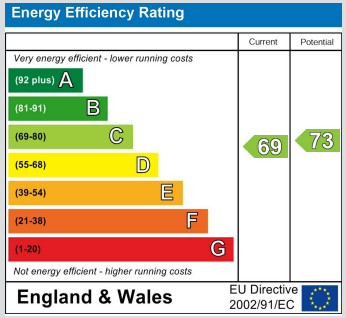
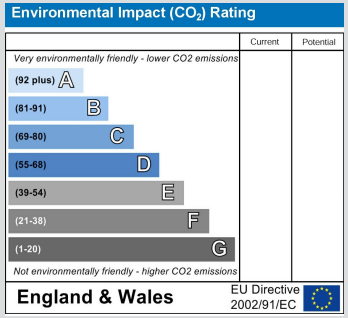
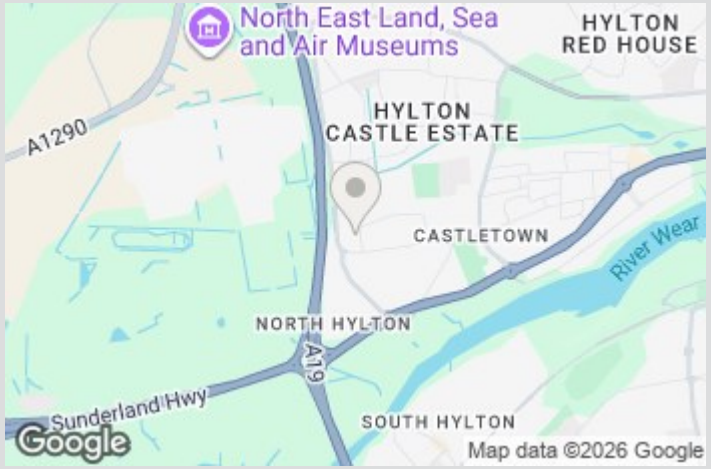
MAIN ROOMS AND DIMENSIONS







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Ground Floor



First Floor

Approximate total area(1)

106.8 m²

1148 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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