Jill Moore
SALES & LETTINGS



5 Bedrooms

Jill Moore Sales and Lettings are delighted to offer for sale this immaculate and beautifully presented five-bedroom detached home, situated in the popular residential area of Tanbark, DH4 7TE.

Finished to an excellent standard throughout, this outstanding property offers generous and versatile accommodation, making it an ideal choice for modern family living. Ready for its new owners to move straight in and enjoy, this is a home that truly deserves to be viewed.

A particular highlight is the impressive 8m x 3.2m garden room, providing a fantastic additional living space with a wealth of potential. Perfect for relaxing, entertaining family and friends, working from home or creating a playroom, this superb addition further enhances the property's already generous accommodation.

The spacious master bedroom offers a wonderful private retreat, complete with a dedicated dressing room and en-suite shower room. The property also benefits from a separate utility room and a convenient downstairs cloakroom, adding to the practicality of this well-appointed family home.

With five well-proportioned bedrooms, versatile living space and the added benefit of the substantial garden room, this is a fantastic opportunity to purchase an impressive, detached home in a sought-after residential location.

Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this exceptional property has to offer.

Tanbark

Biddick Woods, Houghton Le Spring, DH4

Offers Over:

£395,000

EPC Rating: C

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Location:
Tanbark, Houghton-le-Spring, Tyne and Wear, DH4 7TE, is a residential property in the Shiney Row and Penshaw area of Sunderland, Northeast England. Tanbark is a short residential street off Cottonwood, within easy reach of local shops, schools and everyday services.
Tanbark benefits from a residential setting with convenient access to everyday shopping, healthcare, schools and outdoor recreation. The nearest convenience shops are within walking distance, while larger supermarkets, wider retail facilities and additional services can be found in Houghton-le-Spring and nearby towns.

Entrance Hall:
4.62 x 1.78
The property is entered via a double-glazed entrance door into a welcoming hallway featuring an open-plan staircase, useful under-stair storage cupboard and laminate flooring.

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Living Room:
5.02 x 3.41
A spacious and inviting reception room featuring a three-part walk-in bay window, allowing plenty of natural light to flood the room. A focal point is the feature fireplace with marble mantel and surround, incorporating an inset gas fire. Further benefits include a radiator, carpeted flooring and an attractive archway leading through to the dining room.

Dining Room:
2.98 x 2.92
Featuring double-glazed French doors opening into the impressive garden room, this reception space offers a lovely connection between the indoor and outdoor living areas. Further benefits include a radiator and carpeted flooring.

Garden/ Sunroom:
8.28 x 3.20
A bright and spacious room featuring three large, double-glazed windows, allowing an abundance of natural light to fill the space. Double-glazed French doors provide direct access to the rear garden, making this an ideal area for family living and entertaining. Further benefits include three radiators and carpeted flooring.

Family Room/ Bedroom 5:
5.36 x 2.63
Featuring a double-glazed window with fitted blind, laminate flooring and a radiator. A door provides convenient internal access to the garage.

Kitchen:
3.51 x 3.00
The kitchen is fitted with an extensive range of matching base and wall units, complemented by coordinating worktops and splashbacks. Features include an electric oven, five-burner gas hob with glass splashback, chrome chimney-style extractor hood and composite sink. There is space for a freestanding American-style fridge/freezer. Further benefits include tiled flooring, recessed spotlights and a stylish anthracite designer radiator.

Utility Room:
1.83 x 1.59
Fitted with a range of matching base and wall units, including a convenient pull-out bin drawer, complemented by coordinating worktops and splashbacks. The room also features a sink unit, tiled flooring, stylish designer radiator and recessed spotlights. A door provides access to the impressive garden room.

Cloakroom:
1.08 x 1.59
Fitted with a wash hand basin set within a vanity unit and a back-to-wall WC with concealed cistern. Further features include a double-glazed window, chrome ladder-style heated towel rail, and fully tiled walls and flooring, creating a stylish and easy-to-maintain finish.









First Floor

Landing:
The landing benefits from a built-in storage cupboard and access to the loft.

Master Bedroom:
5.21 x 2.83
Featuring a double-glazed window with fitted blind, radiator and carpeted flooring. Arch through to dressing room.

Dressing Room:
2.65 x 2.60
Featuring a double-glazed window with fitted blind and a full wall of two double fitted wardrobes, providing excellent storage space.

Ensuite Shower Room:
1.96 x 1.45
Fitted with a corner shower enclosure incorporating a rainfall shower and wall-mounted shower bar. A wall of fitted vanity units provides excellent storage and incorporates an inset wash hand basin and back-to-wall WC. Further features include a double-glazed window, fully tiled walls and flooring, chrome ladder-style heated towel rail, panelled ceiling and extractor fan.

Bedroom 2:
4.78 x 3.28
Double-glazed window, radiator, carpet.

Bedroom 3:
3.28 x 2.95
Double-glazed window, radiator, carpet.

Bedroom 4:
3.30 x 2.80
Double-glazed window, radiator, carpet.

Bathroom:
1.96 x 1.93
Fitted with a panelled bath incorporating a shower screen and rainfall shower with wall-mounted shower bar. A range of vanity units houses an inset wash hand basin and back-to-wall WC. Further features include a double-glazed window, fully tiled walls and flooring, chrome ladder-style heated towel rail, panelled ceiling and extractor fan.

External

Garage:
5.53 x 2.66
The garage benefits from an up-and-over door to the front and a further door providing access to the rear garden. Additional features include fitted shelving, power sockets and lighting.

Front:
To the front of the property is a double-width block-paved driveway providing off-street parking for up to four vehicles. The frontage is further enhanced by a lawned area and well-defined borders.

Side:
To the left-hand side of the property, a pathway with gated access leads through to the rear garden. To the right, double gates provide access to a large open area, offering excellent potential for additional parking, including space for a caravan or motorhome.

Rear:
Sandstone patio and pathways, a dwarf retaining wall, a raised lawn, and planted borders.

DISCLAIMER:
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. VIEWING ARRANGEMENTS To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

Property Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision.
We are advised by the seller that the property has mains gas, electricity, water and drainage.
MAINTENANCE/SERVICE CHARGES- NA
WATER METER- Yes
PARKING ARRANGEMENTS: Driveway and Garage
BROADBAND SPEED: No issues reported by vendor. The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband Speed Checker - UK's No.1 Broadband Speed Test
ELECTRIC CAR CHARGER- No
MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through Jill Moore Sales and Lettings

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.

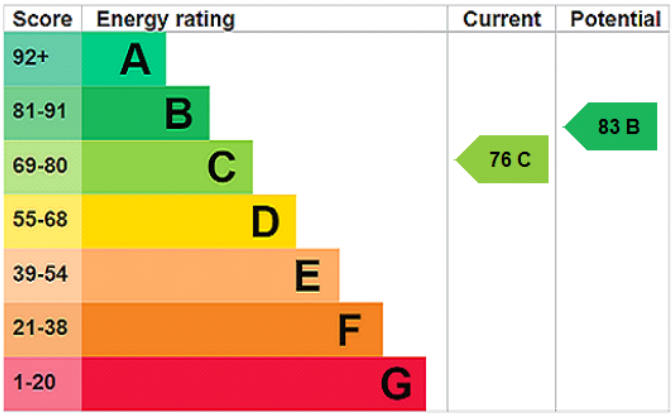


1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract