



## Hillingdon Grove, Hastings Hill, Sunderland

**£225,000**

**RARE 2 DOUBLE BEDROOM DETACHED BUNGALOW**

**LARGE GARDEN PLOT TO REAR/SIDE WITH SUNNY ASPECT**

**LONG MULTI-VEHICLE DRIVEWAY WITH DETACHED GARAGE & REMOTE DOOR**

**EPC RATING D**

**ELECTRIC VEHICLE CHARGING POINT**

**UPVC DOUBLE GLAZING**

RARE 2 DOUBLE BEDROOM DETACHED BUNGALOW - LARGE GARDEN PLOT TO REAR/SIDE WITH SUNNY ASPECT - LONG MULTI-VEHICLE DRIVEWAY WITH DETACHED GARAGE & REMOTE DOOR - ELECTRIC VEHICLE CHARGING POINT - UPVC DOUBLE GLAZING - RECENT COMBI-BOILER & GAS CENTRAL HEATING - CUL DE SAC POSITION - NO CHAIN ... Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a rare 2 double bedroom detached bungalow situated within a pleasant cul de sac and with the benefit of being on a very large garden plot. Whilst the property would benefit from some general updating, there is uPVC double glazing and a relatively new COMBI boiler operating the gas central heating. With a lovely position within a quiet cul de sac and with a large private garden to the side and rear, there is also a long driveway leading to a detached garage with remote door and a side door leading directly into the garden. Spacious and all on one-level, this is a terrific opportunity to acquire a lovely home with lots of potential for new owners. Detached bungalows on Hastings Hill don't come onto the market too often, especially given the cul de sac location and gorgeous garden plot which might offer even more potential for future extension. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Carpet flooring, radiator, 5 doors leading off, 2 to bedrooms, 1 to lounge, 1 kitchen and 1 to bathroom.

### LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m)

Carpet flooring, double radiator, front facing uPVC double-glazed bay window with attractive views over cul de sac. Feature fire surround in a marble-effect finish with complementary hearth and back and built-in coal-effect gas fire. This is a lovely large living room which would accommodate most arrangements of furniture.

### BEDROOM 1 13' 6" x 13' 0" (4.11m x 3.96m)

A large double bedroom. Carpet flooring, radiator, uPVC double-glazed bay window with pleasant views over the side garden. Built-in wardrobes to 1 wall with built-in dressing table and mirror.

### BEDROOM 2 9' 8" x 9' 3" (2.94m x 2.82m)

Carpet flooring, radiator, front facing uPVC double-glazed window with pleasant views. Fitted wardrobes to 1 wall with space for single bed, however, this is a double size bedroom.

### BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Vinyl flooring, radiator, side facing uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet, sink with single pedestal and brass style tap, bath with panel and brass style tap with showerhead attachment and separate electric shower. Loft hatch.

### KITCHEN 10' 3" x 9' 3" (3.12m x 2.82m)

Vinyl flooring, radiator, uPVC double-glazed window with views over rear garden. Fitted kitchen with a range of wall and floor units in a laminate finish with contrasting laminate work surfaces. Bowl and a half sink with single drainer and matching Monobloc tap. Space and plumbing for a washing, space for tall fridge/freezer, space for electric oven and integrated extractor. Space breakfast bar return.

### GARAGE 16' 0" x 8' 2" (4.87m x 2.49m)

Benefit of remote control up and over door, uPVC double-glazed window to the rear and uPVC double-glazed door leading out to the rear garden.



### EXTERNALLY

The property has low maintenance front garden with block paved driveway suitable for parking several vehicles leading to detached garage with remote control door. Electric charging point and access gate to the rear garden plot. The property benefits from what must be one of the largest garden plots on the Hastings hill development with extensive gardens to the rear and side, as well as a very long driveway for multiple vehicle parking if necessary. The gardens are well maintained with a large area of patio positioned to take advantage of the sun and a large area of lawn for reasonably easy maintenance.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.