



Helmsdale Road, Hylton Lane Estate, Sunderland

Offers in the Region Of £120,000

RECENTLY RENOVATED 2 DOUBLE BEDROOM SEMI-DETACHED HOME

VERY LARGE GARDEN PLOT TO REAR WITH SUNNY ASPECT

LONG DRIVEWAY PARKING FOR MULTI-VEHICLES TO THE SIDE WITH ABILITY TO EXTEND FURTHER

LARGER STYLE WITH LARGER KITCHEN/DINING ROOM

EPC RATING D

SUPERB MODERN KITCHEN

RECENTLY RENOVATED 2 DOUBLE BEDROOM SEMI-DETACHED HOME - LARGER STYLE WITH LARGER KITCHEN/DINING ROOM - VERY LARGE GARDEN PLOT TO REAR WITH SUNNY ASPECT - LONG DRIVEWAY PARKING FOR MULTI-VEHICLES TO THE SIDE WITH ABILITY TO EXTEND FURTHER - SUPERB MODERN KITCHEN - NO CHAIN ... Good Life Homes are delighted to bring to the market a terrific opportunity to acquire a recently renovated 2 double bedroom semi-detached home on a very large garden plot with multi-vehicle driveway parking. This particular home is the larger style of 2 bedroom homes with a spacious dining kitchen, well proportioned, and benefitting from a recent, brand new, stylish kitchen. The generous lounge is front facing and is large enough to accommodate most arrangements of furniture and is pre-fitted with an electric socket and aerial ready for a flat screen wall-mounted TV. On the first floor there are 2 double bedrooms and a lovely bathroom. Of particular interest to buyers will be the very large, well-maintained, garden plot which will be a terrific asset for families. Space to the side of the property also allows for potentially extending the (already long) driveway and a garden shed provides some additional storage. A very impressive spacious ready to move into home. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, 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 that you'll pay nothing 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

INTRODUCTION

RECENTLY RENOVATED 2 DOUBLE BEDROOM SEMI-DETACHED HOME - LARGER STYLE WITH LARGER KITCHEN/DINING ROOM - VERY LARGE GARDEN PLOT TO REAR WITH SUNNY ASPECT - LONG DRIVEWAY PARKING FOR MULTI-VEHICLES TO THE SIDE WITH ABILITY TO EXTEND FURTHER - SUPERB MODERN KITCHEN - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE 13' 5" x 13' 0" (4.09m x 3.96m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Built-in cupboard, wall mounted plasma style fire. Electric points and aerial suitable for mounting flat screen TV, under stairs cupboard providing some storage. Wall mounted central heating controls.

DINING KITCHEN 16' 8" x 8' 10" (5.08m x 2.69m)

Laminate wood-effect flooring, recently installed fitted kitchen with a range of wall and floor units in a light grey high gloss finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, ample space for table and chairs. 4 white uPVC double-glazed windows, side and rear facing, white uPVC double-glazed door leading out to rear patio and garden.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom. Built-in cupboard providing storage.

BATHROOM 8' 10" x 8' 0" (2.69m x 2.44m)

Measurements taken at widest points and into shower cubicle. Larger style bathroom with laminate tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps. The walls and ceiling are



finished in uPVC cladding with recessed lights. The shower cubicle enjoys a pivot door with electric shower.

BEDROOM 1 13' 6" x 9' 7" (4.11m x 2.92m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Large built-in cupboard with shelving and also the location of the central heating Combi boiler. This is a large double bedroom.

BEDROOM 2 12' 0" x 8' 5" (3.65m x 2.56m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens. This is also a large double bedroom.

EXTERNALLY

Dropped kerb onto the main road allowing vehicle access onto a block paved driveway suitable for parking multiple vehicles with low maintenance front garden. Gates to the rear providing separation from the large back garden. The property benefits from a very large rear garden plot which had a paved patio immediately adjacent to the house which extends towards to the bottom of the garden where there is lawn either side, large garden shed and further gravel patio to the bottom of the garden. This is a very large garden plot and is sure to appeal to families with additional access down the side of the property to the driveway which is suitable for parking multiple vehicles.





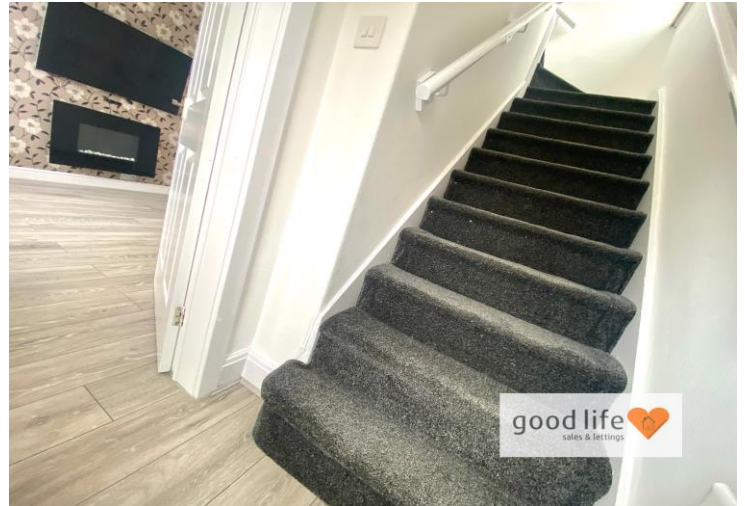
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