

Hillside Gardens

Tunstall
Sunderland
SR2 9AR



good life 
sales & lettings

Hillside Gardens

£295,000

INTRODUCTION

IMPRESSIVE EXTENDED 5 BEDROOM SEMI-DETACHED - CONSIDERABLY EXTENDED TO SIDE & REAR - LOVELY SOUTH FACING LARGE GARDEN PLOT - GARAGE & PARKING TO REAR - 3 RECEPTION ROOMS & SEPARATE UTILITY - STUNNING KITCHEN WITH ISLAND AND INTEGRATED APPLIANCES - MASTER BEDROOM WITH EN SUITE & DRESSING ROOM - HUGE EXTENSION & RENOVATION COSTS - SOME SMALLER COSMETIC SNAGGING REMAINING ...

ENTRANCE HALL

Carpeted stairs to first floor, radiator, 2 doors leading off to dining kitchen, door leading off to first reception room.

RECEPTION ROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window with elevated views down Hillside Gardens. This is a lovely generous reception room.

KITCHEN

A lovely large open plan space with recently installed stylish fitted kitchen with a range a wall and floor units in a soft finish with modern laminate wood-effect work surfaces. Central island with built-in dining table, the island contains multiple storage beneath and there is a 4 ring ceramic NEFF hob with stylish designer extractor above. Integrated double NEFF oven and integrated tall fridge/freezer, integrated dishwasher. Resin style sink with bowl and a half, single drainer and Monobloc tap. 2 vertical radiators providing heat to the space with carefully placed recessed lighting, stylish stone-effect floor tiles, front facing white uPVC double-glazed window offers additional light to the space. Matching cupboards conceal the Combi boiler. At the end of the kitchen there is a door leading off to separate utility and open plan double walk way leading through to reception room 2 or separate dining room, double doors lead through to third reception room.

UTILITY ROOM

Built-in units complementing the colours in the kitchen, the utility provides terrific area of storage and space for washing machine and dryer, additional space for tall fridge/freezer. Laminate wood-effect flooring, white uPVC double-glazed window overlooking the garden, additional radiator. Door leads off to downstairs bathroom.

BATHROOM

Measurements taken at widest points.

Laminate wood-effect flooring which runs through from the utility, white flat panel radiator, stylish tiling to half height and full height around the bath and shower area. Sink with chrome tap and drawer unit beneath, toilet with concealed cistern and push button flush, bath with chrome taps, glass shower screen over and shower fed from the main Combi boiler system. Recessed lights to ceiling, white uPVC double-glazed window with privacy glass. Extractor fan.

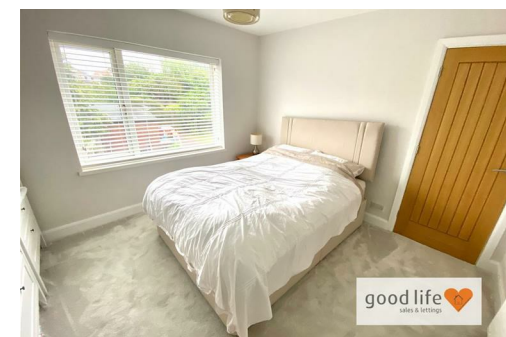
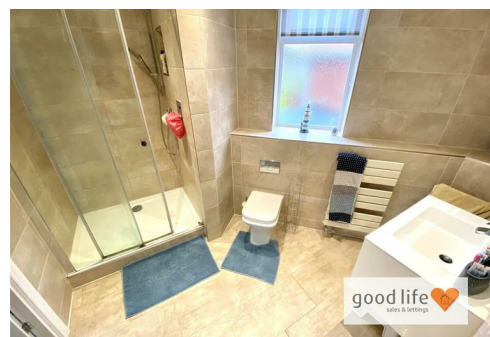
RECEPTION ROOM 2 OR SEPERATE DINING ROOM

Laminate wood-effect flooring, double radiator, 2 sets of white uPVC double-glazed doors opening out onto rear patio, partially-glazed door leading back into entrance hall, built-in cupboard useful storage. The second reception room is partially open plan to the rear of the kitchen.

RECEPTION ROOM 3

Very large rear facing reception room.

Carpet flooring, 2 sets of white uPVC double-glazed patio doors leading out rear garden and patio, 2 white uPVC double-glazed windows with views over the garden, 2 large double radiators providing heat to the space.



Local Authority
Sunderland

Council Tax Band
D

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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