



Hillingdon Grove, Hastings Hill, Sunderland, SR4

HUNT

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SALES / AUCTIONS / LET

Hillingdon Grove, Hastings Hill, Sunderland, SR4

Asking Price £185,000

* 2 BEDROOM * SEMI DETACHED BUNGALOW * NO ONWARD CHAIN * DOUBLE DRIVEWAY * GARAGE * FRONT AND REAR GARDENS *

This two-bedroom semi-detached bungalow is for sale with no onward chain in a sought-after area of Sunderland and is presented in very good condition, offering an excellent opportunity for those looking to downsize. The property features two reception rooms, a spacious kitchen, two double bedrooms and a modern bathroom.

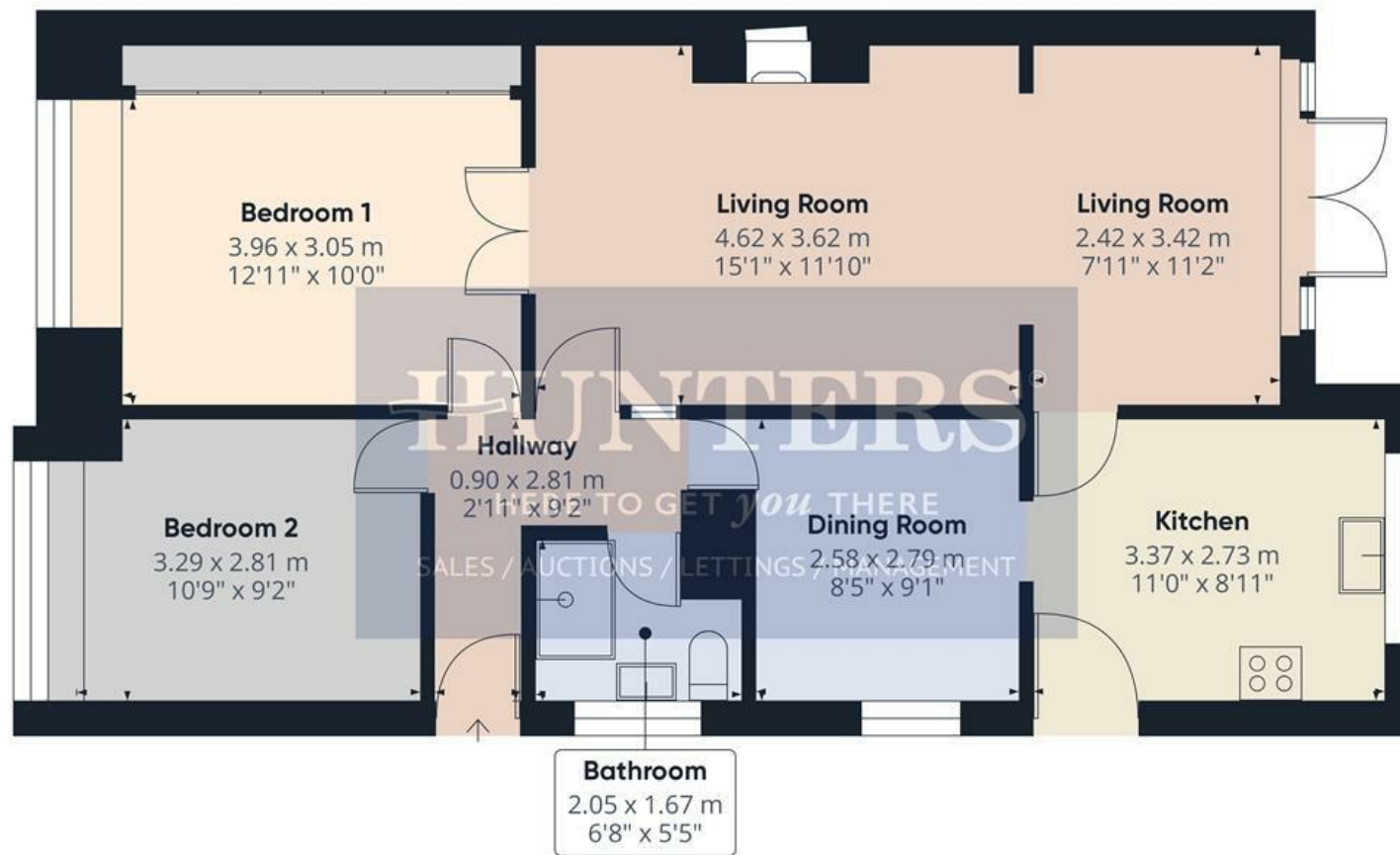
To the front, a double block-paved driveway with gated access provides off-street parking and leads to a single garage. The property benefits from an attractive front garden, while the enclosed rear garden combines a lawn with a block-paved area.

Inside, the generous kitchen is fitted with a gas hob and provides ample storage and workspace. It leads through to a separate dining room, offering a practical layout for both everyday living and entertaining. The large living room overlooks the rear garden and benefits from direct access outside.

The master bedroom includes built-in wardrobes and large windows, while the second bedroom is also a well-proportioned double with plenty of natural light. Completing the accommodation is a modern, fully tiled bathroom featuring a walk-in shower and heated towel rail.

Situated in a popular residential area, the property is well placed for local shops, supermarkets and other everyday amenities. Sunderland's coastline, parks and green spaces are all within easy reach, while excellent road links via the A19 provide convenient access to Newcastle, Durham and the surrounding areas.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

91.4 m²

984 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.

GIRAFFE360

Hallway
2'11" x 9'2"

Living Room
15'1" x 11'10"

Living Room
7'11" x 11'2"

Kitchen
11'0" x 8'11"

Dining Room
8'5" x 9'1"

Bathroom
6'8" x 5'5"

Bedroom 1
12'11" x 10'0"

Bedroom 2
10'9" x 9'2"

Garage
17'9" x 10'3"

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

