

Hylton Street
Millfield
Sunderland
SR4 7DU



Hylton Street

£130,000

INTRODUCTION

SUPERB 2 DOUBLE BED MID TERRACE - DOUBLE FRONTED - HUGE LOUNGE/DINING WITH PATIO DOORS - JUST OFF CHESTER ROAD - LARGE PLOT & REAR COURTYARD - VEHICLE ACCESS TO REAR - SUPERB MODERN KITCHEN - UPDATED BATHROOM - ONE OF THE FINEST EXAMPLES OF ITS TYPE ...

ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, modern consumer unit housed in built in cupboard. Door leading off to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator concealed behind cover, 3 doors leading off, 2 to bedrooms, 1 to large lounge/dining room.

BEDROOM 1

Good size double bedroom.

Carpet flooring, double radiator, white uPVC double-glazed bay window with window with seat built in. High ceilings.

BEDROOM 2

Also, double bedroom.

Carpet flooring, double radiator, built in wardrobes, front facing white uPVC double-glazed window.

LOUNGE/DINING ROOM

A really large open space which would have originally been a third bedroom and lounge which has now been combined and has 2 large double radiators providing heat to the space, white uPVC double-glazed patio doors leading directly out to the rear yard and white uPVC double-glazed window with views overlooking the rear yard, feature fire in a quartz hearth and back. It would be perfectly possible to create a third bedroom by putting the partition wall back into place and retaining a good size lounge, the new bedroom would have patio doors leading out to the rear yard unless these were altered in some way. Door leading off to the kitchen.

KITCHEN

Beautiful renovated fitted kitchen with stylish tiled flooring, quartz work tops, inset sink with monobloc tap, impressive range style oven with 3 ovens, warming drawer, 7 gas hobs, deep drawers, space and plumbing for a washing machine, space for a dishwasher, space for American style fridge/freezer if required. Impressive larder cupboard with pull out drawers, cupboard housing quality Worcester Bosch combi boiler. Recessed lights to ceiling, white uPVC double-glazed window overlooking the rear yard, uPVC double-glazed door leading to the rear yard, door leading off to bathroom.

BATHROOM

P-shaped bath with glass screen over, chrome taps and separate shower fed from the main boiler system, stylish sink built into vanity unit with chrome tap, toilet with low level cistern. Laminate wood-effect wood flooring, double radiator, 2 white uPVC double-glazed windows with privacy glass overlooking rear yard, recessed lights to ceiling, extractor fan. The walls and ceiling have uPVC cladding.

EXTERNALLY

Approx. 28'10 deep and approx. 14'5 wide at widest points.


With remote control roller shutter door providing comfortable vehicle access. Secure workshop/store to the rear of the property and outside water tap.

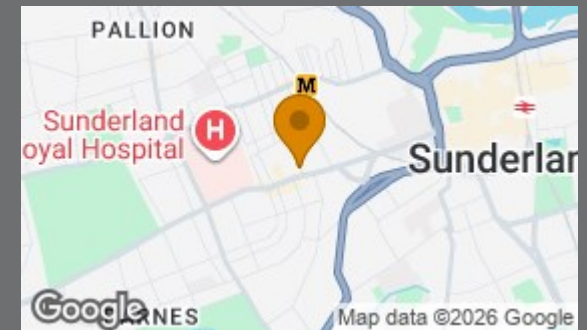
GENERAL



Local Authority
Sunderland

Council Tax Band
A

| 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 |  |



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



Contact

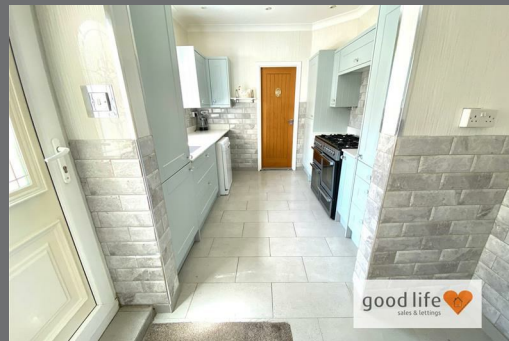
0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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sales & lettings