Hastings Street

Hendon
Sunderland
SR2 8SW

good life
sales & lettings

Hastings Street

£65,000

INTRODUCTION
LARGE 4 BED MID TERRACE HOUSE - POTENTIAL 5th BEDROOM ON GROUND FLOOR - GENEROUS LOUNGE - MODERNISED KITCHEN - GCH VIA COMBI & UPVC DOUBLE GLAZING - GROUND FLOOR BATHROOM WITH BATH & SHOWER - WOULD OFFER WELL PRICED FAMILY HOME - WOULD ALSO OFFER POTENTIAL BUY TO LET WITH HIGH YIELD - RENTAL POTENTIAL £850pcm MODERNISED ...

ENTRANCE HALL
Entrance via white uPVC double-glazed door. Natural wood flooring, built in cupboard housing the fuse box for electrics, fixed staircase leading to first floor, radiator. Door leading off to reception room 1.

RECEPTION ROOM 1
Large reception room.
Carpet flooring, white uPVC double-glazed patio doors which leads out to rear yard and with views over the rear yard. Door leading off to the kitchen, door leading to additional lounge but this is traditionally used as a ground front bedroom.

RECEPTION ROOM 2
Measurements do not include depth of bay window.
Carpet flooring, front facing white uPVC double-glazed bay window, high ceilings, decorative fire surround with coal effect gas. Double doors leading through into lounge. There would have been a door in this room leading directly into the entrance hall and the door opening directly into this room would be fairly straight forward to return thus creating an additional bedroom.

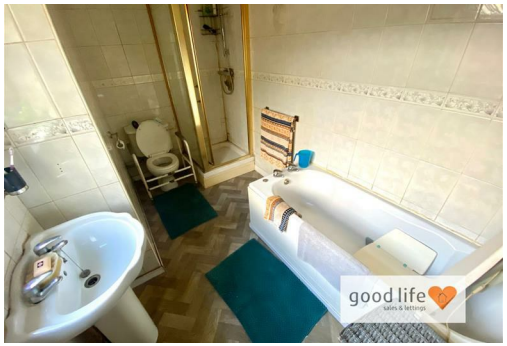
KITCHEN
Laminate tile flooring, white uPVC double-glazed window facing out onto rear yard. Modern fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surface, 7 ring gas range style oven with multi-ovens and matching integrated extractor. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space for tall fridge and freezer, space and plumbing for a washing machine and dryer, built in cupboard housing combi boiler. Open plan doorway.

REAR LOBBY
White uPVC double-glazed door with built in cat flap leading to rear yard and door leading off to bathroom.

BATHROOM
Large bathroom.
Vinyl wood-effect flooring, radiator, white uPVC double-glazed window facing onto rear yard with privacy glass. Bath with chrome taps, separate shower cubicle with shower fed from the main hot water system, toilet with low level cistern, sink with single pedestal and chrome tap. The walls are tiled with decorative border.

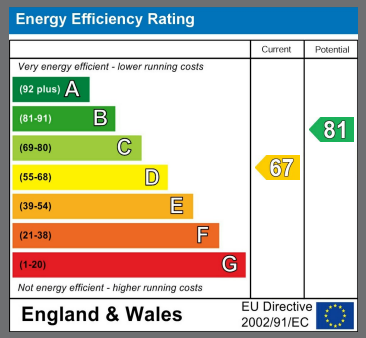
FIRST FLOOR LANDING
4 doors leading off all to bedrooms.

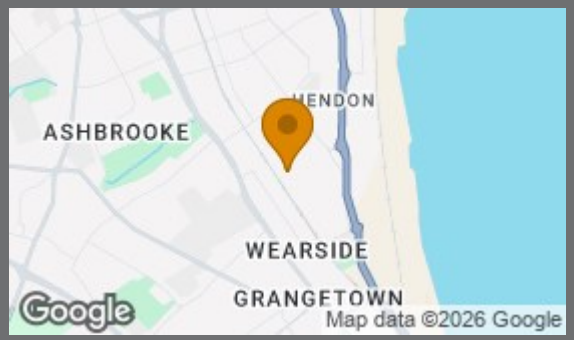
BEDROOM 1
Measurements do not include depth of fitted wardrobes.
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall with mirrored doors.



Local Authority
Sunderland

Council Tax Band
A





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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