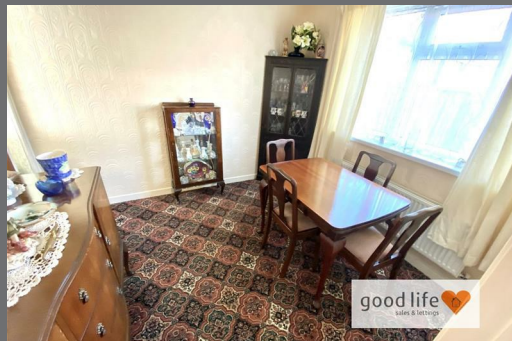


Hylton Road  
Pennywell  
Sunderland  
SR4 9AG



good life  
sales & lettings



# Hylton Road

£115,000

## INTRODUCITON

3 BEDROOM FAMILY HOME - GENEROUS GARDEN PLOT - NO CHAIN - VERY SPACIOUS FAMILY ACCOMMODATION  
- SEPARATE DINING ROOM...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door, Carpet flooring, white uPVC double-glazed windows, partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Carpet flooring, radiator, carpeted stair to first floor landing, wooden framed single-glazed window looking into the porch, under stairs cupboard. Door leading off to kitchen, door leading off to lounge.

## LOUNGE

Large lounge which is typical in this large style of 3 bedroom house. Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Feature brick fireplace with coal-effect gas fire and natural stone style hearth. Door leading off to dining room.

## DINING ROOM

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the rear garden. Door leading off to lounge, door leading off to kitchen.

## KITCHEN

A good size.

Vinyl tile-effect flooring, rear facing white uPVC double-glazed window, built-in larder cupboard useful storage. Fitted kitchen with a range of wall and floor units in a quality oak style finish with laminate wood-effect work surfaces. Built-in unit also houses a Combi boiler, the vendor advises us is regularly serviced, sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a gas cooker, space tall fridge/freezer. Partially-glazed door leading off to outhouse.

## OUTHOUSES

Comprising separate WC with white toilet, rear facing white uPVC double-glazed window. Separate storeroom/coal house. Separate wash house with electric lighting and sockets white uPVC double-glazed window. Useful additional utility space. Doors leading to the front and rear of the property within this enclosed apace.

## FIRST FLOOR LANDING

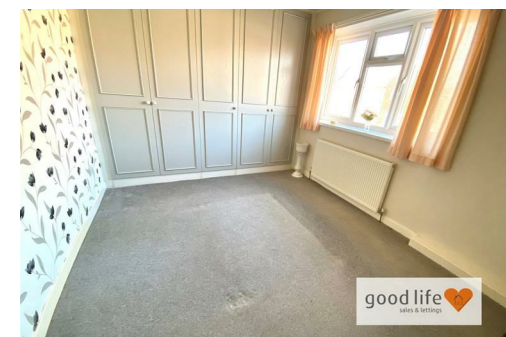
Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Vinyl wood-effect flooring, 2 white uPVC double-glazed windows, front and side facing, with privacy glass, radiator. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel and chrome tap, electric shower over. The areas around the bath, sink and toilet are finished with ceramic tile to approx. half height.

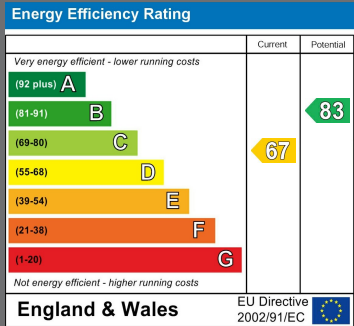
## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. Built-in bed to accommodate a 6ft x3ft mattress approx.



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





## Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



good life  
sales & lettings

