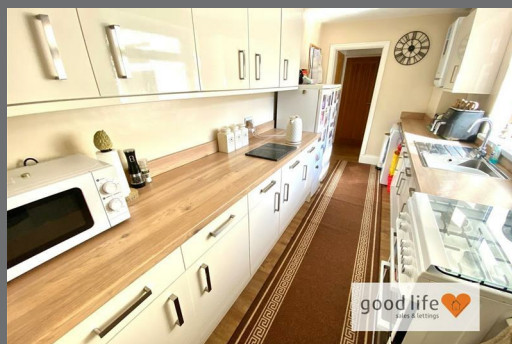


Hylton Bank  
South Hylton  
Sunderland  
SR4 0LJ



good life   
sales & lettings

# Hylton Bank

## £225,000

### INTRODUCTION

SPACIOUS 2 DOUBLE BED SEMI-DETACHED BUNGALOW - LARGE PLOT IN SOUGHT AFTER LOCATION ON HYLTON BANK - MULTI-VEHICLE PARKING TO FRONT - LOVELY SPACIOUS GARDEN & PATIO TO REAR - ALMOST 25ft DEEP GARAGE WITH REMOTE DOOR - RECENTLY UPDATED THROUGHOUT - MODERN KITCHEN & BATHROOM - GARDEN ROOM ...

### ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, uPVC double-glazed window. GRP double-glazed door leading into entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, radiator. Door leading off to bedroom 1, bedroom 2 and reception room 2.

### BEDROOM 1

Measurements taken into bay

Large double bedroom.

Carpet flooring, large double radiator, white uPVC double-glazed bay window with attractive views to the front.

### BEDROOM 2

Also a double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with rear patio and garden. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with sliding doors.

### RECEPTION ROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bay window with lovely views. Multi fuel log/wood burning stove set within the chimney breast with tiled hearth and exposed brick. This is a good size lounge.

### RECEPTION ROOM 2

Laminate wood-effect flooring, radiator, double uPVC doors leading out to rear garden and patio, double doors also leading into reception room 1, door leading off to entrance hall, door leading off to kitchen, built in cupboard providing additional storage. This room is a perfect dining or second reception depending on the needs of the new purchaser.

### KITCHEN

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window facing out onto patio. Recent fitted kitchen with a range of wall and floor units in a light cream finish with complementary laminate wood-effect work surface. Space and plumbing for a gas cooker, space and plumbing for a washing machine, space for tall fridge and freezer, stainless steel sink with single bowl, single drainer and monobloc tap. Towards the end of the kitchen is a lobby with built in cupboard providing some storage. GRP double-glazed door leading into a garden room and door leading off to the bathroom.

### BATHROOM

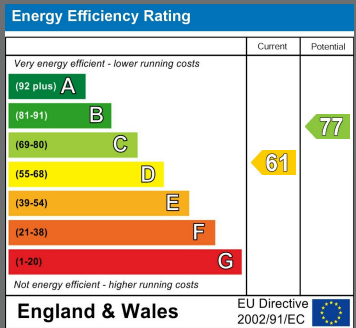
Recently installed stylish bathroom with tasteful tiles to floor and wall including feature mosaic tiles. Radiator, toilet with low level cistern, sink built into vanity unit with chrome tap, p-shaped bath with glass shower screen over, chrome taps, and separate shower fed from the main hot water system comprising separate hand held shower and waterfall overhead shower. White uPVC double-glazed window with privacy glass facing onto garden and patio.



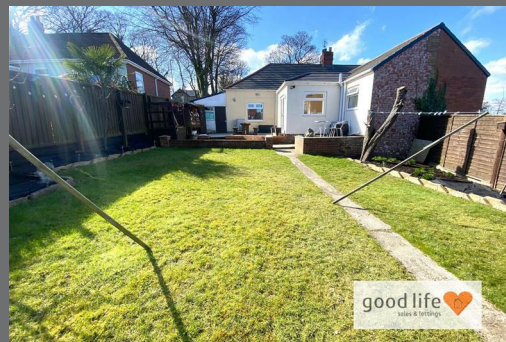


Local Authority  
Sunderland

Council Tax Band  
C



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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