

Hendon Burn Avenue

Hendon
Sunderland
SR2 8LA



good life 
sales & lettings

Hendon Burn Avenue

£69,950

INTRODUCTION

SPACIOUS 3 BEDROOM HOME WITH DOUBLE DORMER – 2 RECEPTION ROOMS – READY TO MOVE INTO – 1st TIME BUYER, DOWNSIZING OR INVESTMENT OPPORTUNITY - REAR COURTYARD & ON STREET PARKING.

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, wooden partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, single radiator, 2 doors leading off, 1 to the lounge and 1 to dining area.

LOUNGE

Carpet flooring, single radiator, front facing white uPVC double-glazed bow window. Double doors leading off to the dining area. Decorative fire surround with built-in gas fire.

DINING ROOM

Carpet flooring, 2 single radiators, rear facing white uPVC double-glazed window with views over the courtyard, carpeted stairs to first floor landing. Space for dining table and chairs.

KITCHEN

Tiled flooring, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light oak finish with contrasting work surface. Sink with single bowl, single drainer and Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, space for a gas cooker. Loft hatch, door leading off to bathroom, door leading into rear courtyard.

BATHROOM

Laminate wood-effect flooring, side facing white uPVC double-glazed window with privacy glass. Bath with chrome taps and hand held shower, sink with single pedestal and chrome taps, toilet with low level cistern, single radiator. The walls and ceiling in wooden panels.

FIRST FLOOR LANDING

Carpet flooring, 3 doors leading off to bedrooms.

BEDROOM 1

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

BEDROOM 2

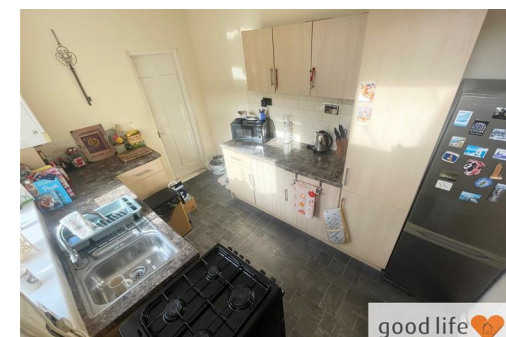
Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 3

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a single bedroom.

EXTERNALLY

The rear courtyard has electric shutter suitable for parking 1 vehicle if required.



Local Authority

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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