

Hastings Street
Hendon
Sunderland
SR2 8SL



Hastings Street

£85,000

INTRODUCTION

3 BED (POTENTIALLY 4) - END OF TERRACE LARGER STYLE - MODERNISED & UPDATED - 3 FIRST FLOOR BEDROOMS - 2 SEPARATE GROUND FLOOR RECEPTION ROOMS - POTENTIAL RENTAL INCOME £700pcm + - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, radiator, under stairs cupboard, open plan to the rear where is a landing with an additional radiator and white uPVC double-glazed window in the gable, which allows light into the space. 4 doors leading off, 2 to reception rooms (or potentially a 4th bedroom) and 1 to the kitchen.

RECEPTION ROOM 1

Natural wood flooring, front facing white uPVC double-glazed bay window, feature fire surround in a black painted finish with the potential for a freestanding electric stove type fire. Lovely high ceilings with original coving and cornice. This room in this particular style of property is often used as a bedroom and purchases for who are maybe considering buying the property for investment, then this would normally be a large double bedroom.

RECEPTION ROOM 2

Large formal lounge with carpet flooring, rear facing white uPVC double-glazed window, feature fire surround in a black painted finish with the potentially natural open fire, lovely high ceilings with original coving and cornice and built in shelving to 1 side of the chimney breast. 2 doors leading into the entrance hall. No photo of this room at the time of going live and this be added later as the client in the process of using it as storage space.

KITCHEN

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window, wall mounted combi boiler. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surface, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for an electric oven, space and plumbing for a washing machine, space for tall fridge/freezer. Door leading off to rear lobby.

REAR LOBBY

Tiled flooring, white uPVC double-glazed door leading out to rear yard, built in shelving providing storage. Door leading off to bathroom.

BATHROOM

White bathroom suite, toilet with low level cistern, wall mounted sink with chrome tap, bath with panel and chrome tap, white uPVC double-glazed window privacy glass facing out to rear yard, radiator.

BEDROOM 1

Into bay.

Natural wood flooring, radiator, front facing white uPVC double-glazed dormer bay window, built in open cupboard. This is a large double bedroom.

BEDROOM 2

Also large double bedroom.

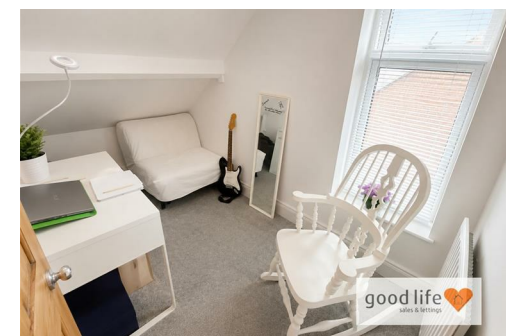
Carpet flooring, radiator, white uPVC double-glazed dormer bay window.

BEDROOM 3

Small single or great home office.

Natural wood flooring, radiator, white uPVC double-glazed window on the gable end allowing lots of space. Some storage on the eaves.

EXTERNALLY



Local Authority
Sunderland

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



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