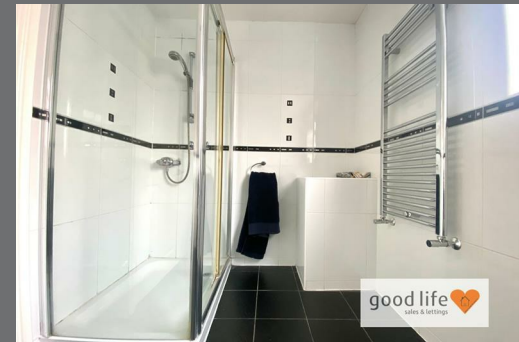


Brockenhurst Drive

Hastings Hill
Sunderland
SR4 9NT



Brockenhurst Drive

£170,000

INTRODUCTION

EXTENDED 2 DOUBLE BED SEMI BUNGALOW - DESIRABLE HASTINGS HILL DEVELOPMENT - EXTENDED LOUNGE AND KITCHEN - LOVELY REAR GARDEN PLOT WITH PATIO AND LAWNS - LONG MULTI-CAR DRIVEWAY - GARAGE WITH REMOTE DOOR AND INTEGRAL DOOR INTO KITCHEN - FITTED WARDROBES IN BOTH BEDROOMS - NO CHAIN ...

ENTRANCE HALL

Entrance via uPVC double-glazed door to the side leading directly into the entrance hall. Carpet flooring, radiator, loft hatch with pull down ladders, we are advised the loft is partially floored. 5 doors leading off, 2 to bedrooms, 1 to lounge, 1 to kitchen and 1 to bathroom.

BEDROOM 1

Measurements taken at widest points, this is a good size double bedroom. Front facing wooden framed double-glazed window, double radiator. Extensive quality fitted wardrobes to 2 walls providing a good degree of storage, hanging and drawer space including bedside cabinets with a gap approx. 5'3 inches providing room for up to a king size bed.

BEDROOM 2

This is also a double bedroom. Carpet flooring, doubler radiator, front facing wooden framed double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

BATHROOM

Tiled flooring, chrome towel heater style radiator, side facing wooden framed double-glazed window with privacy glass. Larger style shower cubicle with sliding doors and shower fed from the main Combi boiler system, sink built into vanity unit with chrome tap, toilet with low level cistern. The walls are finished in a white ceramic tile with decorative border. UPVC cladding to the ceiling. Recessed lights including extractor fan.

LOUNGE

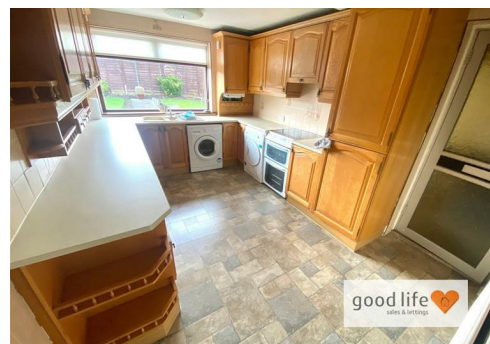
A lovely size lounge which benefits from an extension to the rear adding another approx. 7ft 10 inches of living space to the depth with double-glazed sliding doors providing access to the rear garden and patio. 2 double radiators and feature brick chimney breast. This is a lovely room and certainly creates a lot of additional living space compared to the traditional layout.

KITCHEN

The kitchen extension creates a sizable difference to the original layout, and comprises a range of wall and floor units in a wood finish with contrasting laminate work surfaces, integrated double fridge/freezer, space and plumbing for washing machine, space for dryer, space for electric oven, sink with bowl and a half, single drainer and Monobloc tap, situated beneath a wooden framed double-glazed window which has lovely views over the garage. Double radiator, integral door leading into the garage, door leading off to entrance hall. A cupboard contains a Worcester Bosch Combi boiler.

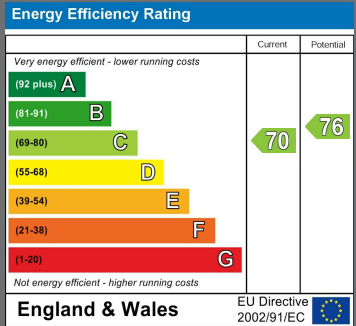
GARAGE

Remote control roller shutter garage door, electrics sockets and lighting, internal door leading directly into kitchen, internal door leading to the rear garden. Space to the of the garage which allows separate access from the front directly to the rear garden.



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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