

Hipsburn Drive
Sunderland
SR3 1TZ



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sales & lettings



Hipsburn Drive

£245,000

INTRODUCTION

DOUBLE-FRONTED SEMI-DETACHED BUNGALOW - TWO GENEROUS DOUBLE BEDROOMS - TWO SPACIOUS RECEPTION ROOMS - EXTENDED TO THE REAR WITH A CONSERVATORY - PLEASANT AND PRIVATE REAR ASPECT - LOW-MAINTENANCE, WELL-MAINTAINED GARDENS - BLOCK-PAVED DRIVEWAY AND DETACHED GARAGE - REMOTE ROLLER SHUTTER GARAGE DOOR, POWER AND LIGHTING - HIGHLY DESIRABLE BARNES LOCATION

EXTERNAL - FRONT

The property is approached via a block-paved driveway leading to the detached garage. There is a well-maintained front garden and access along the side of the bungalow to the rear garden.

ENTRANCE PORCH

Partly covered entrance porch with tiled flooring and a double-glazed entrance door opening into the hallway.

ENTRANCE HALL

Carpet flooring, radiator and display rack. Doors provide access to both reception rooms, two bedrooms and bathroom.

LOUNGE

Measurements taken into the bay. A lovely, generously proportioned front-facing reception room capable of accommodating a wide variety of furniture arrangements. Features include carpet flooring, a white UPVC double-glazed bay window, radiator and a white feature fire surround incorporating a quartz hearth and back with built-in electric fire.

BEDROOM 1

A generous rear-facing double bedroom with carpet flooring, radiator and a double-glazed window looking through the conservatory towards the rear garden. Fitted wardrobes extend across one wall and provide a good degree of storage and hanging space.

BEDROOM 2

A further spacious double bedroom with carpet flooring, radiator and a front-facing white UPVC double-glazed bay window.

BATHROOM

A recently refurbished bathroom with tiled flooring, a ladder style chrome radiator and a toilet with a low level cistern. The sink is built into the unit with a chrome tap. There is a double walk in shower with a fixed glass shower screen over. The shower is fed from the main hot water system, comprising of a fixed overhead shower, and a separate handheld shower. The area surrounding the shower is finished in uPVC cladding. Recessed lighting to ceiling, extractor fan and a loft hatch.

DINING ROOM/SECOND RECEPTION

A generously sized and versatile room suitable for use as a formal dining room, additional sitting room or television room. Carpet flooring, radiator, direct access to the kitchen and double-glazed doors opening into the conservatory.

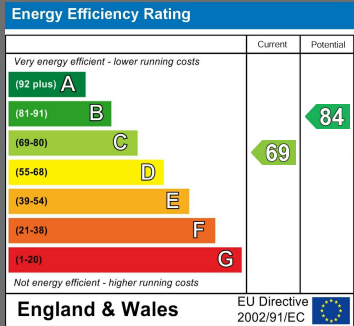
CONSERVATORY

A light and pleasant extension to the rear of the bungalow, enjoying an attractive outlook across the lawn and mature trees. Laminate wood-effect flooring, large double radiator connected to the main heating system, white UPVC double-glazed windows and an external door leading into the rear garden. Opaque polycarbonate roof.



Local Authority

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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