

Holborn Road  
Hylton Lane Estate  
Sunderland  
SR4 8AR



# Holborn Road

## £100,000

### INTRODUCTION

GREAT LOCATION TREMENDOUS VALUE - 2 DOUBLE BEDROOMS + DRESSING ROOM/NURSERY - SPACIOUS GROUND FLOOR - LARGE GARDENS FRONT & REAR - OFF STREET PARKING - NO CHAIN ...

### ENTRANCE HALL

Carpet flooring, doubler radiator, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE

A lovely size lounge.

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window facing onto Holborn Road, partially-glazed door leading to entrance hall, partially-glazed door leading into kitchen.

### KITCHEN

Laminate tile-effect flooring, double radiator, rear facing white uPVC double-glazed window with views over garden, wooden framed single-glazed door leading out to rear garden. Fitted kitchen with a range of wall and floor units in an oak-effect finish with contrasting laminate work surfaces. Space and plumbing for washing machine, space and plumbing for a gas cooker, stainless steel sink single bowl, single drainer and Monobloc tap. Built-in cupboard which also provides space for a tall fridge/freezer.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BATHROOM

Tiled flooring and tiled walls which continue to half height around the toilet and sink. Chrome towel heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, bath with panel, chrome taps, glass shower screen over and electric shower. Rear facing white uPVC double-glazed window with privacy glass.

### BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Door leading of nursery/dressing room.

### NURSERY/DRESSING ROOM

This a small room utilising the space over the top of the archway adjoined to next door, as such, this is a large style 2 bedroom home. This room has carpet flooring, wall mounted modern Combi boiler, white uPVC double-glazed window. The room is currently organised as a dressing room but is often utilised as small nursery or home office.

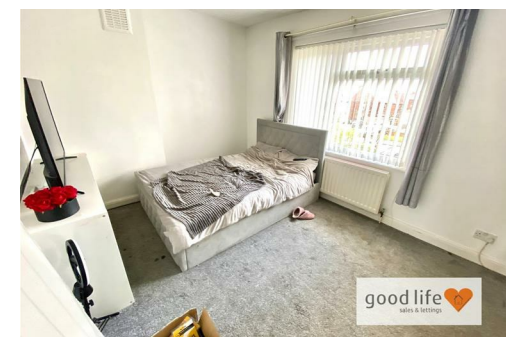
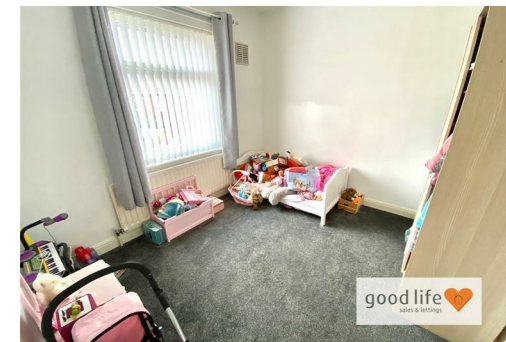
### BEDROOM 2

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

### EXTERNALLY

Driveway parking for at least 1 vehicle possibly more, gate leading to the front garden which has paving leading to the front door, lawn either side. Access down the middle of the adjacent property leading to back door. Steps leading uPVC double-glazed door.

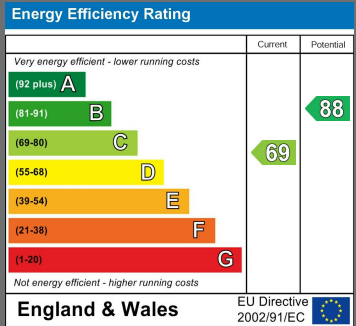
To the rear there is a patio and grassed area and garden shed.





Local Authority  
Sunderland

Council Tax Band  
A



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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