

Hylton Road  
Hylton Lane Estate  
Sunderland  
SR4 8AG



# Hylton Road

£105,000

## INTRODUCTION

2 DOUBLE BED SEMI ON LARGE PLOT - GREAT LOCATION OPPOSITE HAVELOCK PARK - DRIVEWAY + POTENTIAL TO EXTEND TO SIDE - BATHROOM ON FIRST FLOOR - LARGE MODERN KITCHEN DINING ROOM - TERRIFIC REAR & SIDE GARDEN PLOT - NO CHAIN - FTB OR INVESTOR POTENTIAL - RENTAL POTENTIAL UP TO £800pcm ...

## SMALL ENTRANCE HALL

Entrance via uPVC double-glazed door. Gas meter, modern electric consumer unit which we understand was installed on 14th Dec 2021 according to the sticker on the consumer unit. Stairs to first floor landing, door leading off to lounge.

## LOUNGE

Double radiator, front facing white uPVC double-glazed bow window, painted fire surround with granite hearth and back and built in gas fire. Door leading off to dining kitchen.

## DINING KITCHEN

Tiled flooring, large double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed patio doors leading out to rear patio and garden. Fitted kitchen with a range of floor units in a white high gloss finish with contrasting laminate work surface, stainless steel sink with bowl and a half, single drainer and monobloc tap, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for tall fridge/freezer. Understairs cupboard providing additional storage and housing the modern combi boiler. Recessed lights to ceiling.

## FIRST FLOOR LANDING

Double radiator, side facing white uPVC double-glazed window, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

Large double radiator, front facing white uPVC double-glazed window. Built in cupboard providing additional storage. This is a good size double bedroom.

## BEDROOM 2

This is also a double bedroom.

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window.

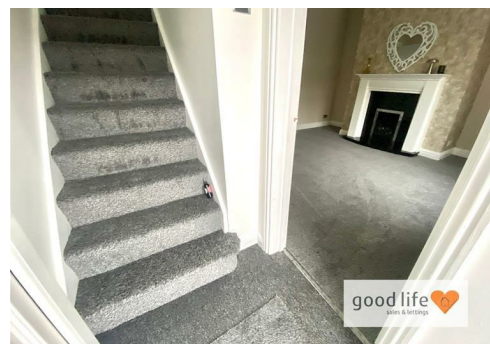
## BATHROOM

This would formally have been a third bedroom but the bathroom has been moved upstairs from the kitchen at some point in the past to create a large bathroom with tiled flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass, bath with panel, chrome tap and showerhead attachment, toilet with low level cistern, sink with single pedestal and chrome tap. Tiling around the bath, sink and toilet areas. Recessed lights to ceiling.

## EXTERNALLY

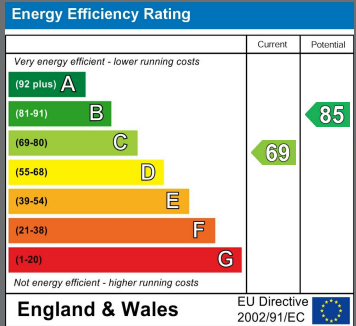
Drop kerb allowing driveway for at least 1 vehicle with the potential to extend further down to the side. Approx. 15ft gap to the side of the property before the neighbouring gable end wall which provides the opportunity for further extension or extension of the driveway down the side of the property if necessary in the future.

The property benefits from a large rear garden plot which is approx. 1/3 larger than typical plots along this stretch. Additional 15ft approx. of width to the garden running from the front to the rear, patio area immediately adjacent to the rear of the property, step leading down to a large area of grass. Shrubs, trees and perimeter fencing an wall providing a degree of privacy.



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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