

Hastings Street  
Hendon  
Sunderland  
SR2 8SL



# Hastings Street

£65,000

## INTRODUCTION

2 or 3 BEDROOM MID TERRACE HOUSE - LARGER HOME ON LARGER PLOT SIZE - ROOF REPLACED, RECENT QUALITY COMBI BOILER - UPVC DOUBLE GLAZING - 2 BATHROOMS - ELECTRIC ROLLER SHUTTER TO REAR - LOW COST HOME OR HIGH YIELD BUY TO LET - POTENTIAL RENT OF £700pcm for a 12% + YIELD - NEW FLOOR COVERINGS REQUIRED PRICED TO REFLECT - NO CHAIN ...

## ENTRANCE PORCH

Entrance via uPVC double-glazed door. Built in cupboard housing the modern consumer unit. Partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Laminate wood-effect flooring, large double radiator, staircase leading to first floor, additional single radiator, under stairs cupboard. Door leading off to dining kitchen, door leading off to reception room.

## FRONT LOUNGE OR BEDROOM 3

Large front reception room traditionally used as a bedroom in this style of house. Large double radiator, fireplace with painted surround, quartz hearth and back and built in electric fire, white uPVC double-glazed bay window, lovely high ceilings. The room has open plan archway measuring approx. 7ft across by 6ft 6" high, which could be partitioned to create a separate room with access from the second reception or main lounge to create a 3rd bedroom.

## SECOND RECEPTION/MADE LOUNGE

Fire surround in a painted finish with quartz hearth, large double radiator, rear facing white uPVC double-glazed window facing onto the large rear courtyard, access door from entrance hall. This is typically used as the main lounge in this style of house.

## KITCHEN

Continuation of the laminate wood-effect flooring, double radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear courtyard. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surface. Breakfast bar suitable for 2 stools. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Under bench space and plumbing for a washing machine, fridge and freezer, integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish with matching stainless steel splash back. Built in cupboard houses a modern Worcester Bosch combi boiler. Additional second double radiator provides lots of heat to the space. Door leading off to bathroom.

## BATHROOM

Laminate wood-effect flooring, radiator, white uPVC double-glazed window facing onto rear courtyard. Bath with panel and chrome taps, sink with single pedestal and chrome taps. Recessed lights to ceiling, uPVC cladding to the ceiling, chrome towel heater style radiator. Open doorway leading to WC.

## W C

Laminate wood-effect flooring, white toilet with low level cistern, radiator, white uPVC double-glazed window with privacy glass facing onto rear courtyard. The walls in the WC and bathroom are finished in cladding.

## HALF LANDING

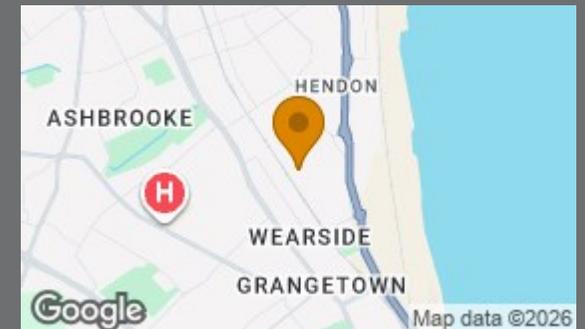
Door leading off to shower room, stairs to first floor landing.



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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