

Hipsburn Drive

Barnes  
Sunderland  
SR3 1UA



# Hipsburn Drive

£199,995

## INTRODUCTION

CORNER PLOT WITH GENEROUS GARDEN - 3 BEDROOM SEMI DETACHED - 2 CAR DRIVEWAY WITH POTENTIAL TO EXTEND FURTHER - GARAGE WITH REMOTE DOOR - NO CHAIN - CONSERVATORY TO REAR - CONSIDERABLE WIDTH TO PLOT ...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed sliding doors, Tiled flooring, side facing white uPVC double-glazed window, partially-glazed window and matching door leading into entrance hall.

## ENTRANCE HALL

A lovely generous entrance hall.

Carpet flooring, carpeted stairs to first floor landing, stylish staircase with wrought iron detail, under stairs cupboard providing storage. Sliding door leading off to kitchen, door leading off to lounge.

## LOUNGE

Carpet flooring, front facing white uPVC double-glazed bow window, coal-effect gas fire built into tiled fireplace. Single-glazed sliding double doors leading through to separate dining room.

## DINING ROOM

Partially open plan to the lounge via double sliding doors. Carpet flooring, door leading off to kitchen, double-glazed sliding doors leading into conservatory.

## CONSERVATORY

Carpet flooring, white uPVC double-glazed window, opaque poly-carbonate roof, white uPVC double-glazed door leading out to rear patio and garden. Door leading off to kitchen.

## KITCHEN

Carpet tile flooring, white uPVC double-glazed window with lovely views over the garden. Fitted kitchen with a range of wall and floor units in a white finish with complementary grey laminate wood-effect work surface. White double sink with single drainer and Monobloc tap, integrated electric oven and integrated microwave, built-in cupboard houses the central heating boiler. Partially-glazed door leading to separate utility.

## SEPERATE UTILITY

Carpet flooring, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out to the rear patio and garden. The utility area enjoys a laminate wood-effect work bench with fitted stainless steel sink comprising single bowl, single drainer and matching Monobloc tap with cupboard beneath, space and plumbing for a washing machine, space for tall fridge/freezer, space for tumble dryer. Radiator, internal door leading to garage.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch, 5 doors leading off, 1 to WC, 1 to bathroom and 3 to bedrooms.

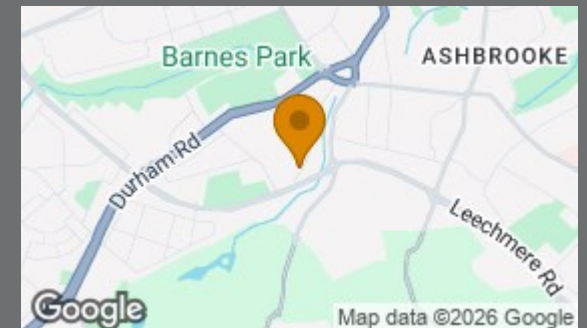
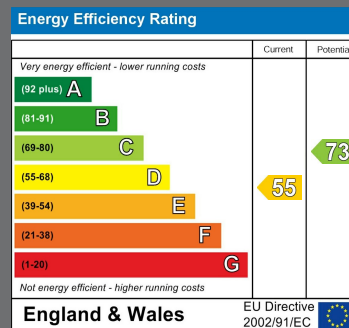
## BATHROOM

Carpet flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome tap, white bath with panel, chrome tap with electric shower over. Extractor fan.



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



## Contact

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