

Hastings Street  
Hendon  
Sunderland  
SR2 8SL



# Hastings Street

## £650 PCM

### INTRODUCTION

AVAILABLE TO LET- UNFURNISHED FOUR DOUBLE BEDROOM MID TERRACE HOUSE.

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, single radiator, carpeted stairs to first floor landing, under stairs cupboard providing storage and 2 doors leading off, 1 to bedroom 1 and 1 to lounge.

### BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fire surround with electric fire. Traditionally, within the local area and with this style of property, this room would be used as a ground floor front bedroom or as a secondary lounge.

### LOUNGE/DINING ROOM

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over rear courtyard, door leading off to rear lobby, open plan double door way leading off to kitchen. Electric fire.

### KITCHEN

Laminate wood-effect flooring, wall mounted Combi boiler plus single radiator, fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for a freestanding cooker, space for tall a fridge/freezer, white uPVC double-glazed window overlooking rear courtyard. The kitchen is partially open plan to the lounge and occupies what would have traditionally been a second ground floor bedroom.

### REAR LOBBY

White uPVC double-glazed door leading to courtyard, door leading to bathroom.

### BATHROOM

Tiled flooring, single radiator, white uPVC double-glazed window with privacy glass facing out to rear courtyard. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, separate shower cubicle with electric shower. The shower benefits from a tiled finish on the inside. Built-in cupboard providing useful shelving and storage space.

### FIRST FLOOR LANDING

3 doors leading off, all to bedrooms.

### BEDROOM 2

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing useful storage. This is a double bedroom.

### BEDROOM 3

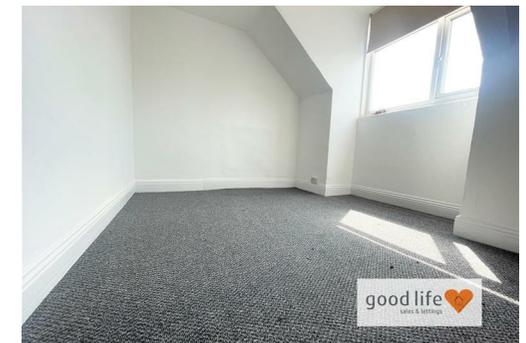
Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

### BEDROOM 4

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

### EXTERNALLY

The property benefits from a very large rear courtyard with electric roller shutter garage door providing convenient vehicle access plus additional large space to the side also.

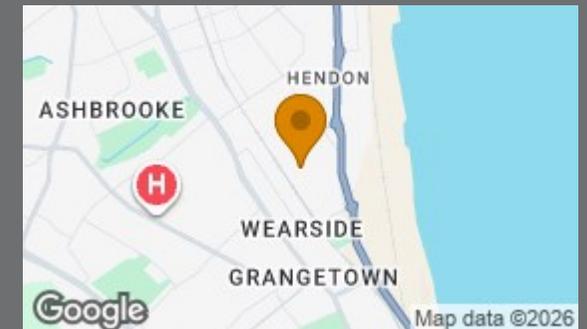


Local Authority

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> <small>EU Directive 2002/91/EC</small> 		



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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