

Hurstwood Road  
High Barnes  
Sunderland  
SR4 7LE



# Hurstwood Road

## £800 PCM

### INTRODUCTION

AVAILABLE NOW - 3 BED MID TERRACED HOUSE; UNFURNISHED; 2 RECEPTION ROOM, LOW MAINTENANCE REAR GARDEN, POPULAR HIGH BARNES LOCATION CLOSE TO CITY CENTRE.

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, double radiator, carpeted stairs to first floor landing. Door leading to under stairs cupboard, 3 doors leading off, 1 to kitchen, 1 to lounge and 1 to reception room 2.

### RECEPTION ROOM 2

Measurements do not include depth of the bow window. Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Fire surround with built-in gas fire. This can be used as a second reception room.

### LOUNGE

Measurements include depth bow window. Carpet flooring, double radiator, rear facing white uPVC double-glazed bow window. Fire surround with hearth and back and built-in gas fire.

### KITCHEN

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a cream finish with laminate work surfaces. 4 ring electric hob with built-in electric oven and extractor fan. Sink with single bowl, single drainer and Monobloc tap. Integrated microwave, space and plumbing for a washing machine, space for tall fridge/freezer, white uPVC double-glazed door leading out to rear courtyard.

### FIRST FLOOR LANDING

Carpet flooring, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl flooring, vertical towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Bathroom suite comprising; toilet with low level cistern and push button flush, sink with chrome tap built into vanity unit, bath with panel and waterfall shower with glass shower screen over. Wall mounted vanity mirror. The walls are finished in a uPVC cladding. This is a lovely modern bathroom.

### BEDROOM 1

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

### BEDROOM 2

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. 2 built-in cupboards providing useful storage space. This is also a double bedroom.

### BEDROOM 3

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

### EXTERNALLY

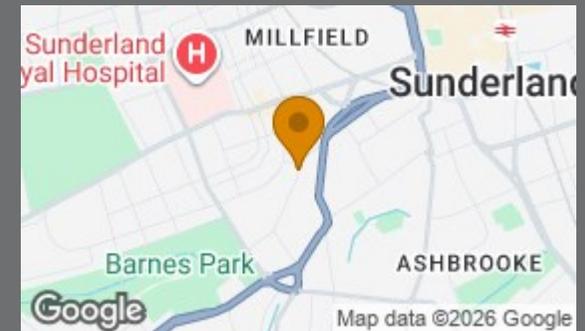
Low maintenance rear garden with pedestrian gated access.



Local Authority  
Sunderland City Council

Council Tax Band  
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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



## Good Life Homes - Lettings

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

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