

Hylton Road, Pennywell, Sunderland

£119,950











A spacious three bedroom semi-detached house, situated on the ever popular Hylton Road, available with no upper chain involved. Internally on the ground floor there is a hall with staircase to the first floor, a lounge, dining room and a breakfasting kitchen, whilst to the first floor there are three bedrooms and an attractive bathroom/wc with a shower cubicle. Externally there are gardens to the front and rear. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to reception hall.

Reception Hall
Stairs to the first floor, radiator and door to the lounge and kitchen.

Lounge





Double glazed window to the front, radiator, electric fire and door to study.

Kitchen





Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit. Space for oven and hob, washing machine and fridge freezer. Wall mounted boiler, double glazed window to the rear, door to the outhouse, and a storage cupboard.

Outhouse
Providing additional storage space.

Study




Double glazed window of the rear and radiator. Door to the lounge.

First Floor Landing
Access point to loft.

Bedroom 1




Double glazed window to the rear, radiator and storage cupboard.

Bedroom 2




Double glazed window to the front, radiator and storage cupboard.

Bedroom 3



Double glazed window to the front, radiator and storage cupboard.

Bathroom




Low level wc, pedestal wash basin, panel bath, shower cubicle with overhead shower, UPVC lined walls and ceiling and two double glazed windows. Radiator.

MAIN ROOMS AND DIMENSIONS

Outside




Generous rear garden laid mainly to lawn, to the front is a good sized garden with paved and lawned areas.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

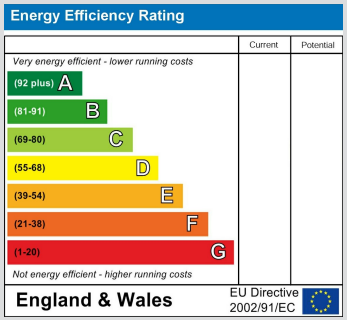
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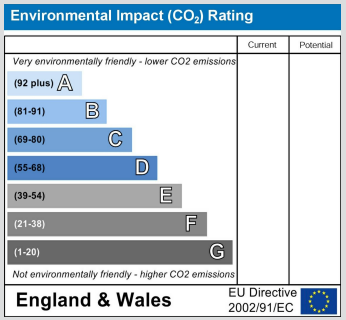
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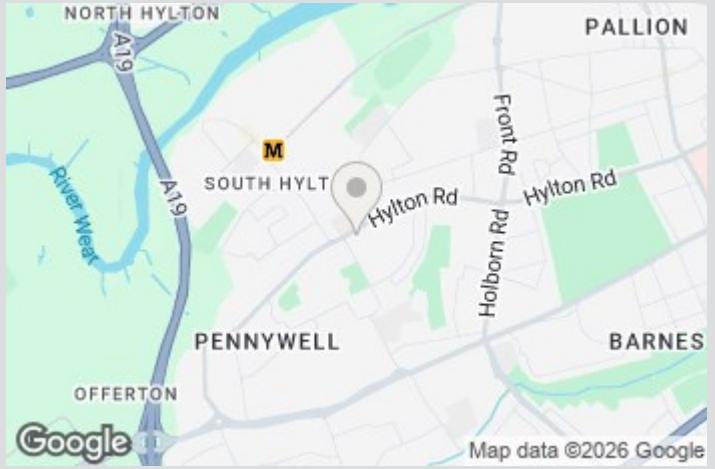
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

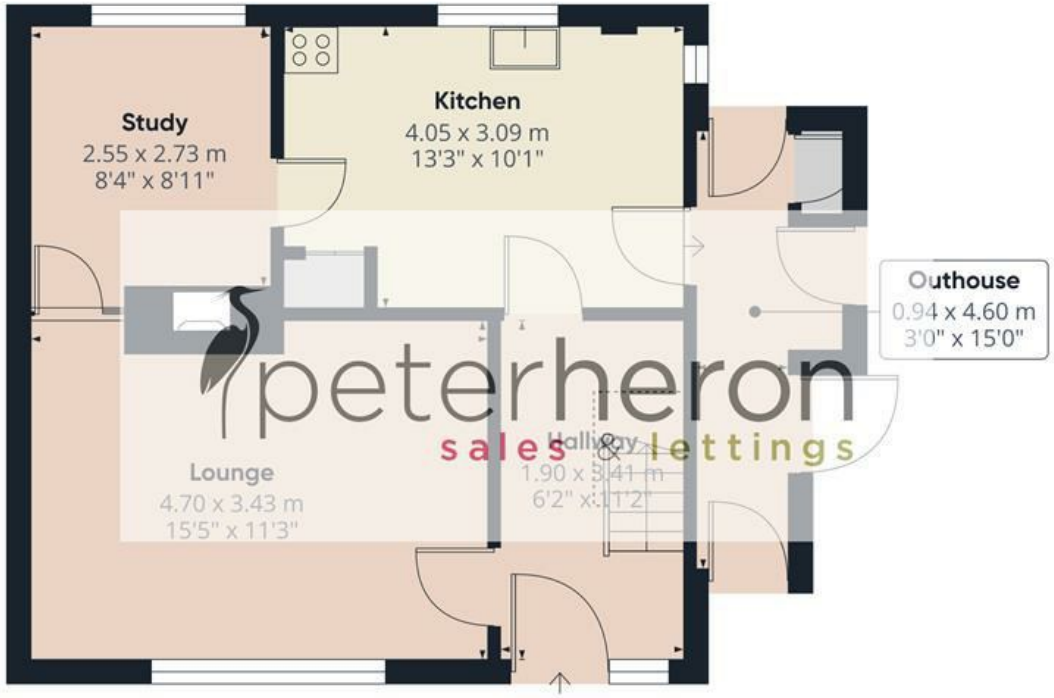
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

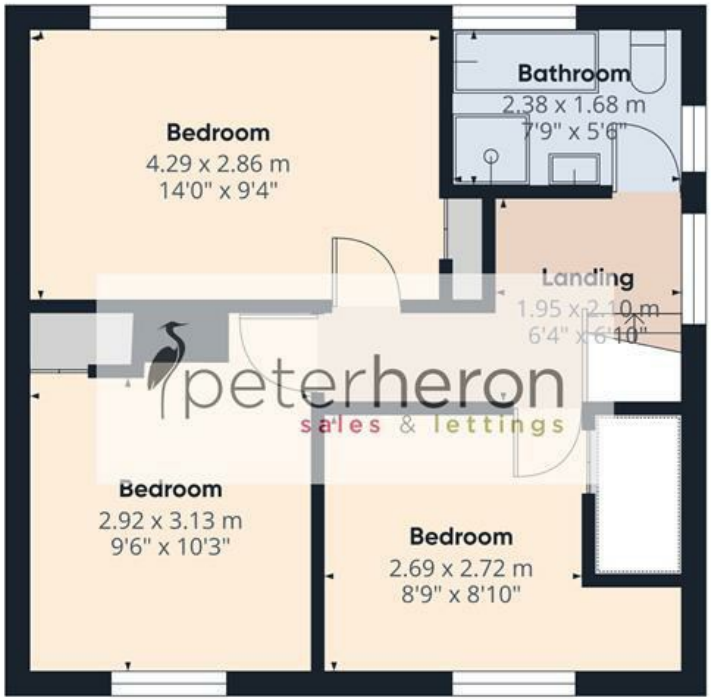








Ground Floor



First Floor



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Approximate total area(1)

88.7 m²

953 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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