Brockenhurst Drive, Hastings Hill, Sunderland £235,000

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An extended two bedroom, two reception room detached bungalow, occupying an attractive corner plot within the ever popular Hastings Hill estate. Internally the well presented accommodation is all on one level and includes an entrance porch, living room, dining room, a kitchen fitted with a range of contemporary units, a utility area, two bedrooms and a modern bathroom/wc, incorporating a shower. Benefits of the property include gas central heating to radiators and double glazing. Externally the property features two driveways, a generous garage, gardens to the front and side, along with a paved courtyard to the rear. The property is well placed for local amenities, as well as offering excellent connections to surrounding areas and major road links including the A19. With no upper chain involved, we highly recommend early viewing to appreciate the location, plot and versatile accommodation this bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Entrance Porch

Inner UPVC French patio doors to lounge.

Lounge 15'5" x 10'0"

Velux window, two radiators and feature fireplace.

Dining Room 12'0" x 13'4"

This versatile room could be utilised as a bedroom if required. Double glazed bay window and radiator.

Inner Hall

Double radiator and storage cupboard.

Utility 5'8" x 6'1"

Providing space for fridge freeze and washing machine. Housing wall mounted boiler. Door to rear and open plan into kitchen.

Kitchen 9'5" x 9'11"

Range of wall and base units with countertops over incorporating a single bowl Belfast style sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Two double glazed windows and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 9'8" x 16'9"

Double glazed bay window, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 9'3" x 9'11"

Double glazed window and radiator.

Bathroom

Walk in Dual head waterfall shower, tall step bath, low level wc and wash basin. Double glazed window and coloumn radiator. Access point to loft.

Outside

Low maintenance wrap around gardens to the front, side and rear. Driveway leading to detached single garage.

Garage 20'11" x 10'7"
Access via electric roller shutter door. Door to gardens.

Council Tax Band
The Council Tax Band is Band C.

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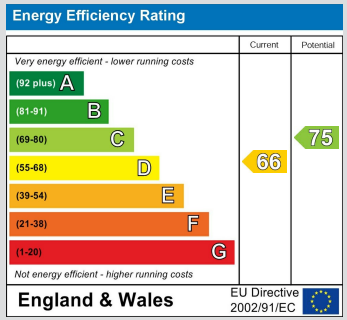
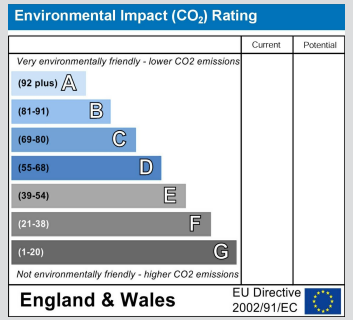
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.





MAIN ROOMS AND DIMENSIONS

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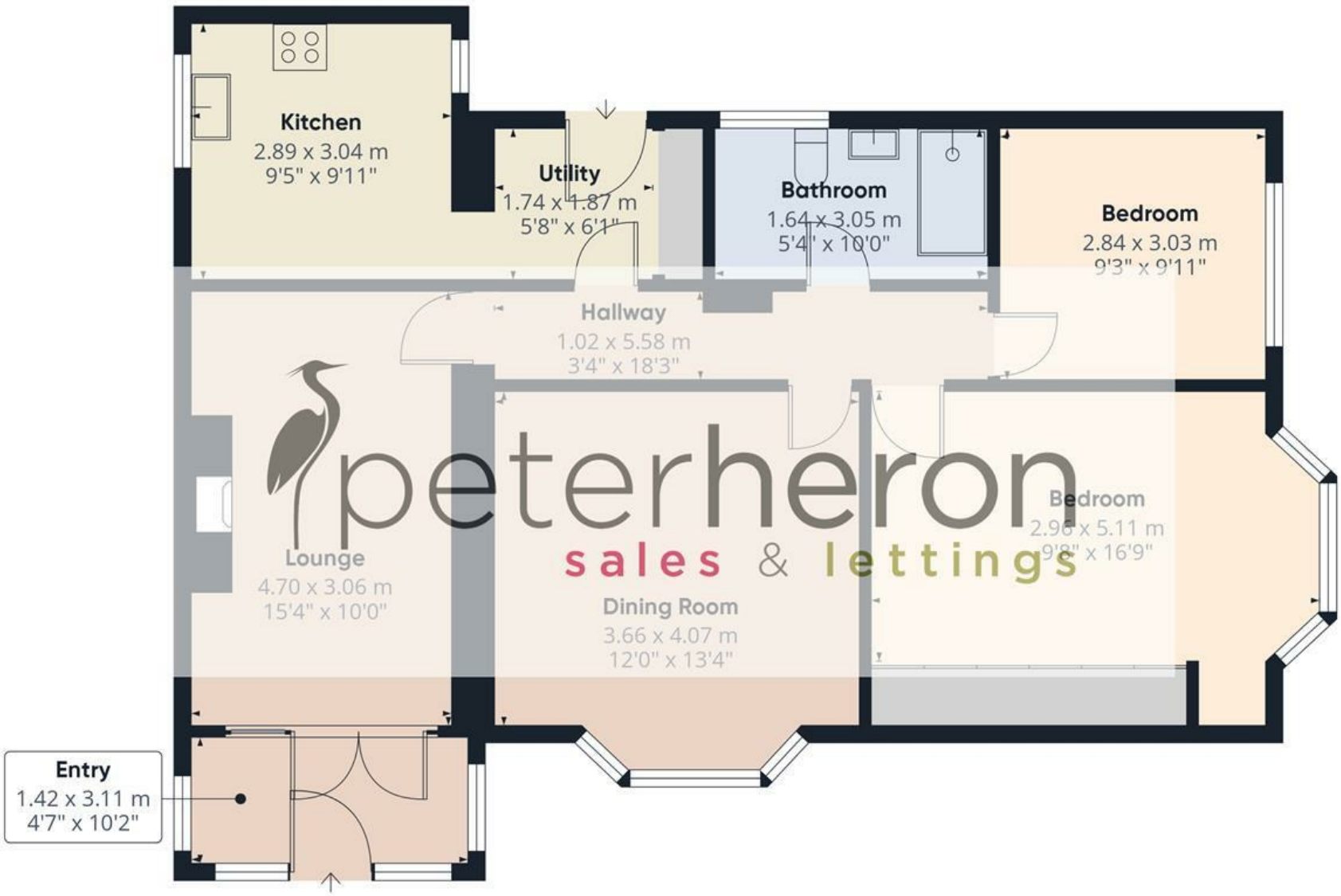

Ground Floor

Approximate total area(1)

85.1 m²

916 ft²

(1) Excluding balconies and terraces

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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