



## Lynwood Avenue, Hastings Hill, Sunderland

**£159,995**

**SOUGHT AFTER 2 DOUBLE BEDROOM BUNGALOW**

**GREAT HASTINGS HILL LOCATION**

**REQUIRES SOME COSMETIC UPDATING**

**SEMI-DETACHED**

**EPC RATING (to follow)**

**LONG DRIVEWAY**

SOUGHT AFTER 2 DOUBLE BEDROOM BUNGALOW - SEMI-DETACHED - GREAT HASTINGS HILL LOCATION - REQUIRES SOME COSMETIC UPDATING - LONG DRIVEWAY - DETACHED GARAGE - PLEASANT REAR GARDEN - NO CHAIN ... Good Life Homes are delighted to bring to the market a good opportunity to acquire a sensibly priced semi-detached bungalow on Hastings Hill offering deceptively spacious accommodation all on one level. Briefly comprising; driveway, garage, entrance hall, 2 bedrooms, bathroom, kitchen, spacious lounge. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via composite double-glazed door. Carpet flooring, radiator, built-in cupboard housing modern Combi boiler and providing useful storage. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to kitchen and 1 to lounge.

### KITCHEN 9' 10" x 9' 2" (2.99m x 2.79m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units with complementary laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and extractor. Space for tall fridge/freezer, space and plumbing for a washing machine, space for small dining table and chairs.

### LOUNGE 17' 0" x 12' 0" (5.18m x 3.65m)

Lovely size lounge with front facing white uPVC double-glazed window, double radiator, feature fire surround in a wood-effect finish with Quartz hearth and back. This room is large enough to accommodate most arrangements of furniture.

### BATHROOM 7' 4" x 5' 4" (2.23m x 1.62m)

Carpet flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. The walls are finished in a ceramic tile with decorative border. Built-in cupboard with shelving providing additional useful storage.

### BEDROOM 1 12' 4" x 11' 10" (3.76m x 3.60m)

Carpet flooring, radiator, white uPVC double-glazed window almost floor to ceiling with white uPVC double-glazed door providing access to the rear garden. This window also provides lovely views over the rear garden from the bedroom and is vertically not overlooked. This is a good size double bedroom.

### BEDROOM 2 9' 1" x 7' 5" (2.77m x 2.26m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over garden. This room would also accommodate a double bed if necessary. Built-in cupboard housing the electric fuse box and electric meter.



### GARAGE 16' 2" x 8' 2" (4.92m x 2.49m)

Manual up and over door, white uPVC double-glazed window and white uPVC double-glazed door exiting into the rear garden.

### EXTERNALLY

Well maintained front garden, block paved driveway extending all the way down the side of the property to a detached garage at the rear. Side gate also providing access to the rear garden. The benefits from a lovely rear garden which is well maintained with paved patio immediately adjacent to the rear of the house and 2 areas of lawn. Perimeter fencing to 3 sides.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.