



Lynwood Avenue, Hastings Hill, Sunderland

£190,000

STUNNING EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW

BEAUTIFULLY MANICURED GARDENS FRONT AND REAR WITH SUNNY SUN-TRAP PRIVATE REAR ASPECT

EXTENDED KITCHEN/DINING ROOM ARCHITECTURALLY

GREAT PLOT SET BACK FROM ROAD WITH LARGE FRONT GARDEN AND MULTI-VEHICLE DRIVEWAY

EPC RATING C

DETACHED GARAGE

STUNNING EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - GREAT PLOT SET BACK FROM ROAD WITH LARGE FRONT GARDEN AND MULTI-VEHICLE DRIVEWAY - BEAUTIFULLY MANICURED GARDENS FRONT AND REAR WITH SUNNY SUN-TRAP PRIVATE REAR ASPECT - EXTENDED KITCHEN/DINING ROOM ARCHITECTURALLY DESIGNED WITH THOUGHT AND CONSIDERATION TO LIFESTYLE & LIGHT - DETACHED GARAGE - UNRESERVEDLY RECOMMENDED FOR VIEWING - NO CHAIN ... Good Life Homes are delighted to bring to the market what we feel must be one of the finest bungalows of its type on the popular Hastings Hill development. Benefitting from an envious plot, set back from the road with large, manicured, front garden and extensive multi-vehicle driveway leading to a detached garage, this stunning home has been lovingly updated, modernised and extended by the current owner and offers a ready to move into opportunity. Benefitting from a number of key upgrades in recent years including but not limited to a new roof, boiler and electrics, kitchen and bathroom, this impressive home also enjoys a stylish, seamless, kitchen extension to the rear creating wonderful light dining space opening onto the private rear patio and garden. We unreservedly recommend viewing at the earliest opportunity and are confident that you'll rarely find such a quality home available on the open market. 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 you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Partially-glazed door leading to the side of the property. Laminate wood-effect flooring, radiator. Doors leading off to, bedroom 1, bedroom 2, lounge, bathroom and extended kitchen.

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

Lovely size lounge with carpet flooring, gas fire, double radiator, front facing white uPVC double-glazed bay window with lovely views over the extensive front garden.

BEDROOM 2 9' 9" x 9' 2" (2.97m x 2.79m)

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

BEDROOM 1 13' 1" x 10' 2" (3.98m x 3.10m)

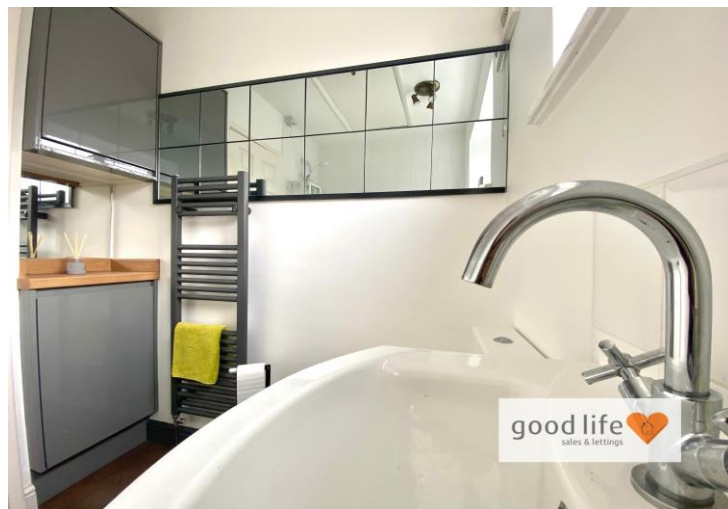
Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over garden. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a large double bedroom. Please note, the room measurements do not include depth of the fitted wardrobes.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Vinyl polish concrete-effect flooring, grey towel heater style radiator, bespoke built-in cupboard providing additional storage. Toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel, folding glass shower screen over, electric shower. The walls around the bath area are finished in a white ceramic tile. Side facing white uPVC double-glazed window with privacy glass. Extractor fan. Loft hatch with pull down ladders. Please note, the loft is virtually fully bordered with electric lighting (see photo) and provides a terrific opportunity for some additional storage.

KITCHEN 19' 10" x 9' 1" (6.04m x 2.77m)

Measurements taken at widest points. Part of an extension to the original property with cleverly designed pitch roof above encompassing the extension. The kitchen is a superb addition to the ground floor layout and provides valuable additional living and dining space. Insulated floor with quality tiles, 2 radiators. Designer style fitted kitchen in a white high gloss and contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob, integrated extractor and glass splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated washing machine, space for tall fridge/freezer. The extended part of the kitchen has been



cleverly designed to maximise the window and light space and enjoys a sunny aspect with white power coated aluminium double-glazed sliding doors providing maximum enjoyment and insulation. Worcester Bosch Combi boiler concealed within 1 unit. Recent consumer unit replaced in 2018, next to electric meter and gas meter.

GARAGE 16' 5" x 8' 1" (5.00m x 2.46m)

Manual up and over garage door, white uPVC double-glazed window side and rear facing with privacy glass. White uPVC door allowing access to rear garden. Electric lighting and sockets.

EXTERNALLY

The property is set well back from the main road with very large garden, very well maintained lawn with borders and some mature shrubs. Extensive paved driveway suitable for parking multi-vehicles leading to garage at the rear. The property benefits from a very well maintained rear garden with well manicured lawn, individually designed resin pathway and patio for particularly stunning effect.

GENERAL

Please note the electrics/consumer unit were replaced in 2018. Combi boiler in recent years. New roof was completely constructed in recent years encompassing the new extension to the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC