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sales & lettings

Sevenoaks Drive, Hastings Hill, Sunderland

£179,950











This attractive three bedroom semi-detached home is situated within the ever popular Hastings Hill and is available with no upward chain. The property internally comprises to the ground floor of an entrance porch, hall, lounge through dining room and a kitchen. On the first floor there are three bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, a car port connecting through to a garage and to the rear there a delightful garden. Well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly recommend early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed windows to front and inner door to hall.

Reception Hall




Radiator, stairs to first floor and storage cupboard.

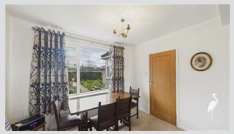
Lounge/Dining Room 13'2" x 21'0"





Double glazed window to front and electric fireplace. Open plan into dining room.

Dining Room


Double glazed window to rear and radiator. Door to kitchen.

Breakfasting Kitchen 7'5" x 14'3"






Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob. Space for a washing machine and fridge freezer. Double glazed box bay window to rear, radiator and breakfast bar. Storage cupboard and door to outhouse.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 9'7" x 12'7"




Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 11'2" x 8'8"




Double glazed window to rear and radiator.

Bedroom 3 8'0" x 7'11"



Double glazed window to front and radiator.

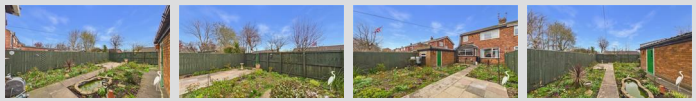
Shower Room




Low level WC and washbasin vanity unit, and walk in dual head waterfall shower, chrome heated towel rail, storage cupboard and double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside



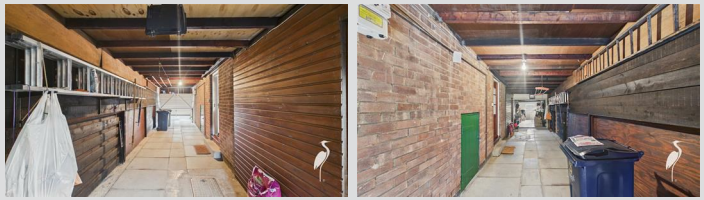
Garden to the front with a driveway, a car port connecting through to a garage and to the rear there a delightful garden.

Garage



Access via up and over door with 2x wooden doors and double glazed window to rear.

Covered Carport



Access via up and over door.

Council Tax Band
The Council Tax Band is Band C.

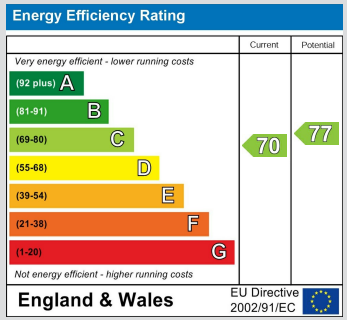
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

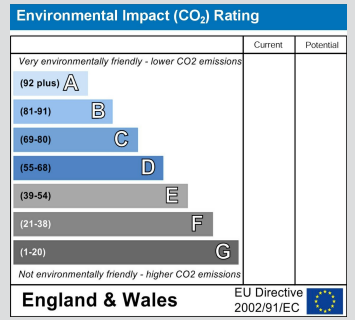
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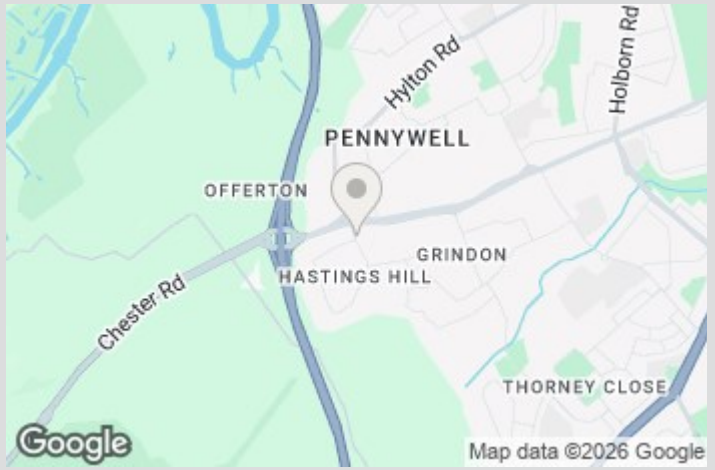
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

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Ground Floor Building 1



First Floor Building 1

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Approximate total area(1)

80.7 m²

870 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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