

3 bed bungalow to buy in SR4

Laburnum Close, South hylton,
Sunderland, Tyne and Wear, SR4 0JJ

£224,950

x 3 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- 3 Bedroom extended Bungalow
- Expansive corner plot
- Immaculately presented
- Desirable location
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson estate agents are delighted to offer to market, this extended 3-bedroom bungalow, in the ever popular South Hylton area of Sunderland.

Close to local amenities, schools, and great transport links to the city and beyond, this location has proven very sought after.

This home has undergone extensive upgrades, including a completely new living area being built, allowing the previous lounge to now be used as the master bedroom.

The new living area is vast in size and incorporates side aspect windows and modern downlights which complement each other to flood the room with light where needed. There is also a fully fitted feature Log burner installed which can be used as the sole heat source for the property if desired.

The bungalow briefly comprises of the Living area, Kitchen, 3 bedrooms and the family bathroom all on a one level format.

Externally there is a sweeping two car drive, with a large stone featured garden to one side, and a lawn garden to the other. At the head of the garden there is a patio area. To the rear, there is also another patio area, which also has log storage.

Make no mistake, this property is beautifully presented and is absolutely move in ready, which adds to the rarity, which we expect to create strong interest.

Please contact our Sunderland branch on 0191 5143929 or email Sunderland@pattinson.co.uk to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £224,950

Property Type: Bungalow

Parking: Driveway

Heating: Gas

Living Room

Front and side aspect UPVC double glazed windows and UPVC door. Gas central heating radiator. Carpet flooring. Fully fitted Log Burner



Kitchen

Side aspect UPVC double glazed window and French door. High gloss base units and full length cabinets. Solid wood work surface. Stainless 1.5 sink with mixer. Integrated appliances. Tiled floor and part tiled walls



Bedroom 1

Front aspect UPVC double glazed French door. Gas central heating radiator. Carpet flooring



Bedroom 2

Rear aspect UPVC double glazed French door. Gas central heating radiator. Carpet flooring



Bedroom 3

Rear aspect UPVC double glazed window. Gas central heating radiator. Carpet flooring

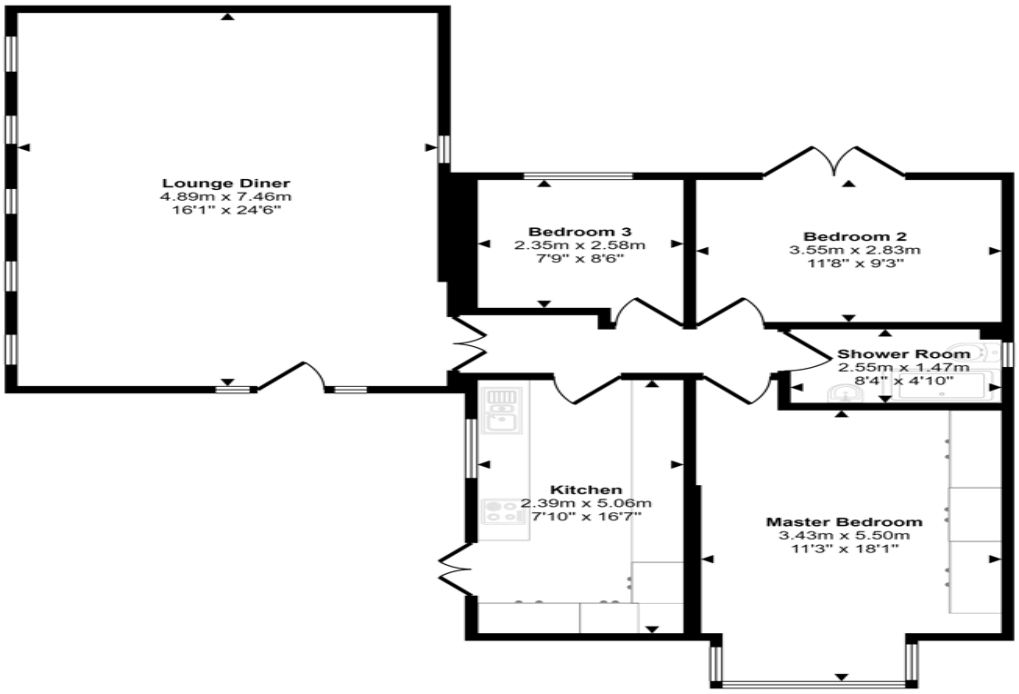


Family bathroom

Side aspect UPVC double glazed window. Gas central heating towel radiator. Walk in shower enclsure, pedestal basin and low level W/C. Tiled walls and floor

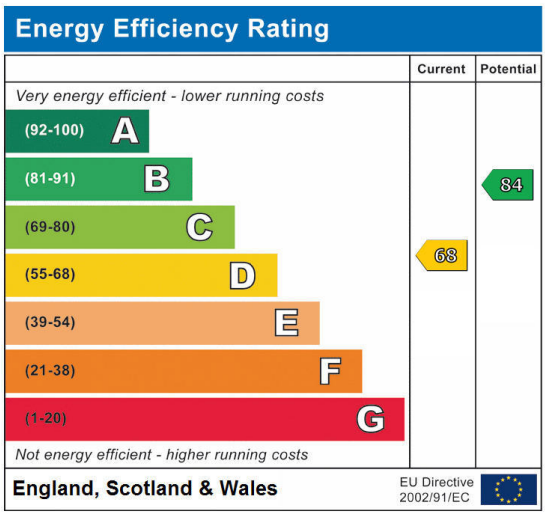


Approx Gross Internal Area
95 sq m / 1025 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Contact your local branch today for more information on this property:

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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