



Offers Over £200,000

Albion Street, South Hylton, SR4 0NF

This expansive, 4 bedroom semi detached bungalow occupies an elevated position with stunning open views over the River Wear.

Located within the popular suburb of South Hylton. Excellent transport links are available with the South Hylton Metro Station away and close links to local and national road links with the A19 close by.

Internally the spacious and free flowing accommodation comprises: reception hall, 5.4m lounge, 5.4m kitchen/dining room, separate utility, 4 double bedrooms, house bathroom and separate shower room, at lower ground floor there is a large games room with log burning stove (which could be suitable for conversion to create a granny annex, subject to the necessary planning consents).

Externally the property benefits from a large front forecourt, and rear patio seating area.

This property would appeal to a variety to include larger families and retired persons.

We would highly recommend an internal inspection to fully appreciate the extent of the accommodation which this property has to offer.

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Hallway

Lounge

17'10" x 14'9" (5.43m x 4.49m)

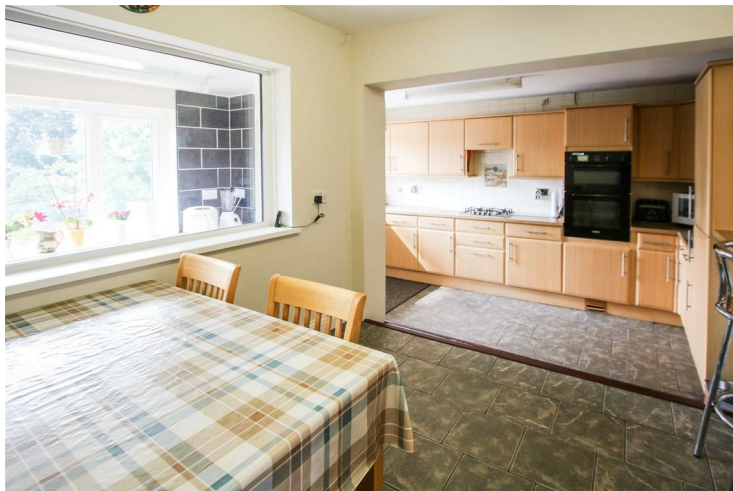


feature multi fuel stove, picture window with views over the River Wear.



Kitchen/Dining Room

17'9" x 9'9" (5.40m x 2.96m)



Fully fitted kitchen comprising of a comprehensive range of base & eye level units, co-ordinate worktops, together with a range of integrated appliances.



Utility

9'2" x 4'10" (2.80m x 1.47m)



Master Bedroom

19'7" x 11'10" (5.96m x 3.61m)



Large master bedroom with fitted wardrobes.

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Bedroom

12'0" x 10'7" (3.67m x 3.23m)



Bathroom



Panel bath, pedestal wash hand basin, low level wc.

Bedroom

14'9" x 10'1" (4.50m x 3.08m)



Fitted wardrobes

Shower Room



Shower cubicle, low level wc, wash hand basin.

Bedroom

11'0" x 10'1" (3.36m x 3.08m)



Lower Ground Floor

Basement Room

17'2" x 27'6" (5.24m x 8.38m)



Currently utilised as a games/entertainment room (however we can not confirm if planning has been approved), featuring a multi fuel stove, fully equipped bar with pumps, access to large integral garage.

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Externally

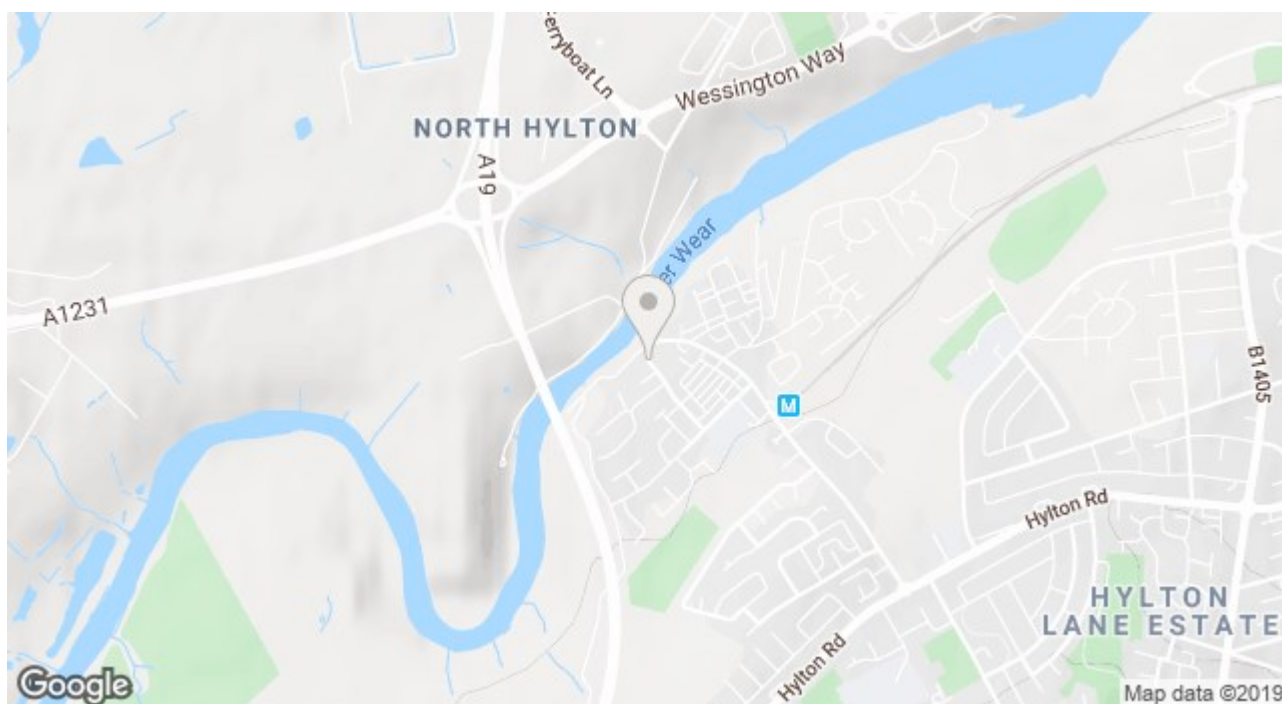


Ariel Photo






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	68
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	66
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	