



24 Helmsdale Road, Hylton Lane Estate, Sunderland, Tyne & Wear, SR4 8BZ

£145,000

THOMAS WATSON

Estate Agents

An attractive extended and improved three bedroom semi detached house for which we anticipate considerable demand. The property has been extended to provide a spacious family sized home and fully refurbished throughout to a high standard. Benefitting from UPVC double glazing, gas central heating and a hard wired alarm system. property comprises; entrance porch, entrance hall, living room, large fully fitted kitchen/breakfast room with double glazed french doors leading to rear garden, utility room, separate wc, three double first floor bedrooms, family bathroom/wc, large integral garage, and pleasant lawned gardens. An ideal family home.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

UPVC Front door. Staircase off. Wood strip floor.

LIVING ROOM 3.75 x 5.28 (12'4" x 17'4")

Double central heating radiator. Wood strip floor.



LIVING ROOM



KITCHEN/BREAKFAST ROOM 4.83 x 4.43 (15'10" x 14'6")

Range of fully fitted wall, floor units and work surfaces, central island unit with breakfast bar, sink unit and single drainer, double central heating radiator, storage cupboard, full size integrated dishwasher, double glazed french doors leading to rear garden.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



UTILITY 2.29 x 2.89 (7'6" x 9'6")

Range if fitted wall units and work surfaces, stainless steel sink unit and single drainer, wood strip floor, upvc double glazed door.



SEPARATE WC

Suite comprising wash hand basin and low level wc.

FIRST FLOOR

BEDROOM 1 (front/rear) 5.35 x 4.03 (17'7" x 13'3")

Central heating radiator. Space to incorporate an en-suite shower room and walk in wardrobe.



BEDROOM 1 (front/rear)



BEDROOM 2 (front) 2.95 x 4.16 (9'8" x 13'8")

Central heating radiator. Storage cupboard with gas combi boiler.



BEDROOM 3 (rear) 2.95 x 2.85 (9'8" x 9'4")

Central heating radiator.



BATHROOM/WC 1.9 x 2.15 (6'3" x 7'1")

Chrome heated towel rail. Electric shaver point. Extractor fan, suite comprising panelled bath with electric shower, pedestal wash hand basin and low level wc. Fully tiled walls.



EXTERNAL

Large Integral garage (5.86 x 4.66) with power points, lighting and automatic garage door. Gardens to front and rear with lawns driveway, patio and fencing.



EXTERNAL



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