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SALES / AUCTIONS / LETTING

Brockenhurst Drive, Hastings Hill, Sunderland, SR4

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Offers In The Region Of £225,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * DRIVEWAY * DOUBLE GARAGE * GARDEN * HASTINGS HILL *

This three-bedroom semi-detached house is offered for sale in the sought-after Hastings Hill area of Sunderland, providing well-presented accommodation with generous outdoor space and excellent local amenities.

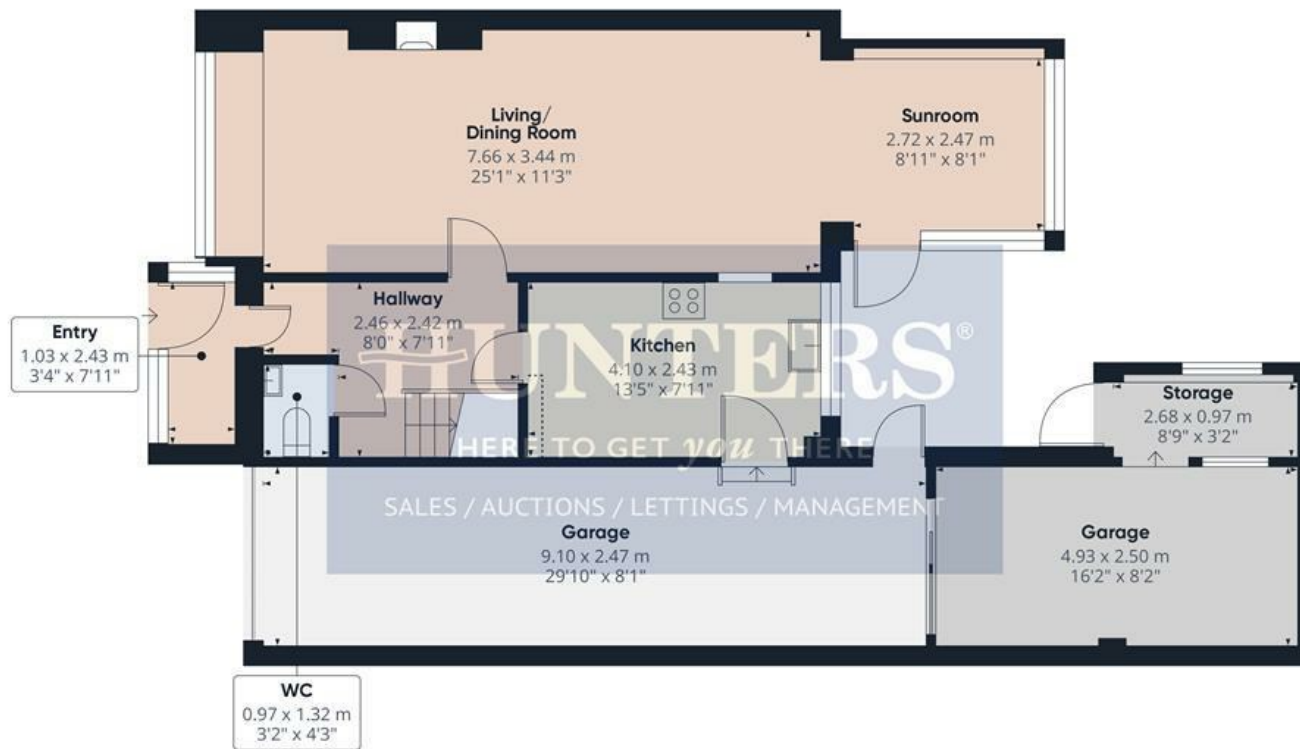
An entrance hallway with tiled flooring and wood-panelled walls leads through to the kitchen and main living areas, with a convenient downstairs WC. The large living/dining/sunroom is filled with natural light and features an attractive fireplace, with direct access to the rear garden. The sunroom has a solid roof with a Velux window, making it a versatile space throughout the year. The modern and practical kitchen is fitted with granite worktops, an integrated oven and microwave.

Upstairs, the landing provides useful storage. The master bedroom features modern built-in wardrobes, wood-panelled walls and views over the rear garden and surrounding green space. The second bedroom is a generous double with large built-in storage, while the third is a single bedroom with large windows. The contemporary bathroom is fully tiled and includes a walk-in shower, built-in storage and a modern vertical radiator.

Externally, the property benefits from a block-paved driveway and a large two-car garage with an electric roller shutter and additional storage to the rear. The private rear garden is not overlooked and features a paved seating area, decking, lawn, a rockery with water feature and greenhouse.

Hastings Hill is well placed for local schools, shops and amenities, with nearby green spaces providing opportunities for walking and recreation. Sunderland city centre is accessible by bus and car, while Sunderland rail station offers services towards Newcastle and Middlesbrough.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

133.7 m²

1439 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entry
3'4" x 7'11"

Hallway
8'0" x 7'11"

Living/Dining Room
25'1" x 11'3"

Sunroom
8'11" x 8'1"

Kitchen
13'5" x 7'11"

WC
3'2" x 4'3"

Landing
10'10" x 6'2"

Bedroom 1
12'2" x 10'10"

Bedroom 2
10'5" x 10'8"

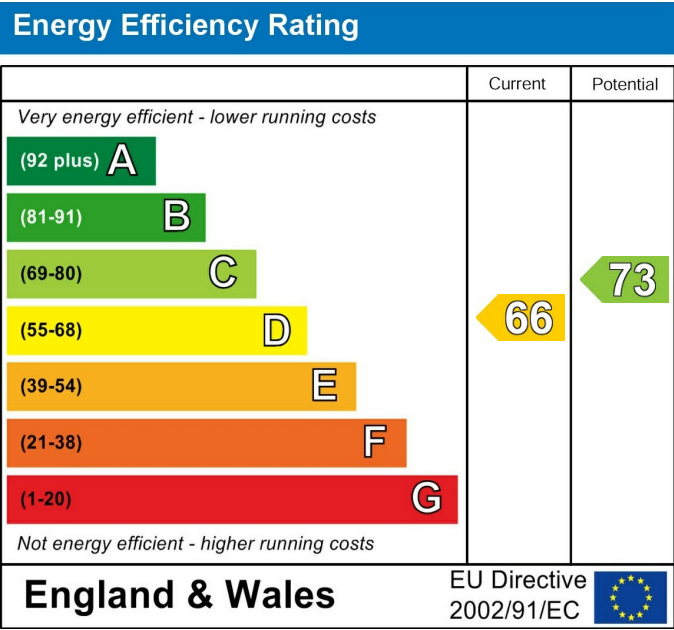
Bedroom 3
7'8" x 8'6"

Bathroom
6'2" x 8'5"

Garage
29'10" x 8'1"

Garage
16'2" x 8'2"

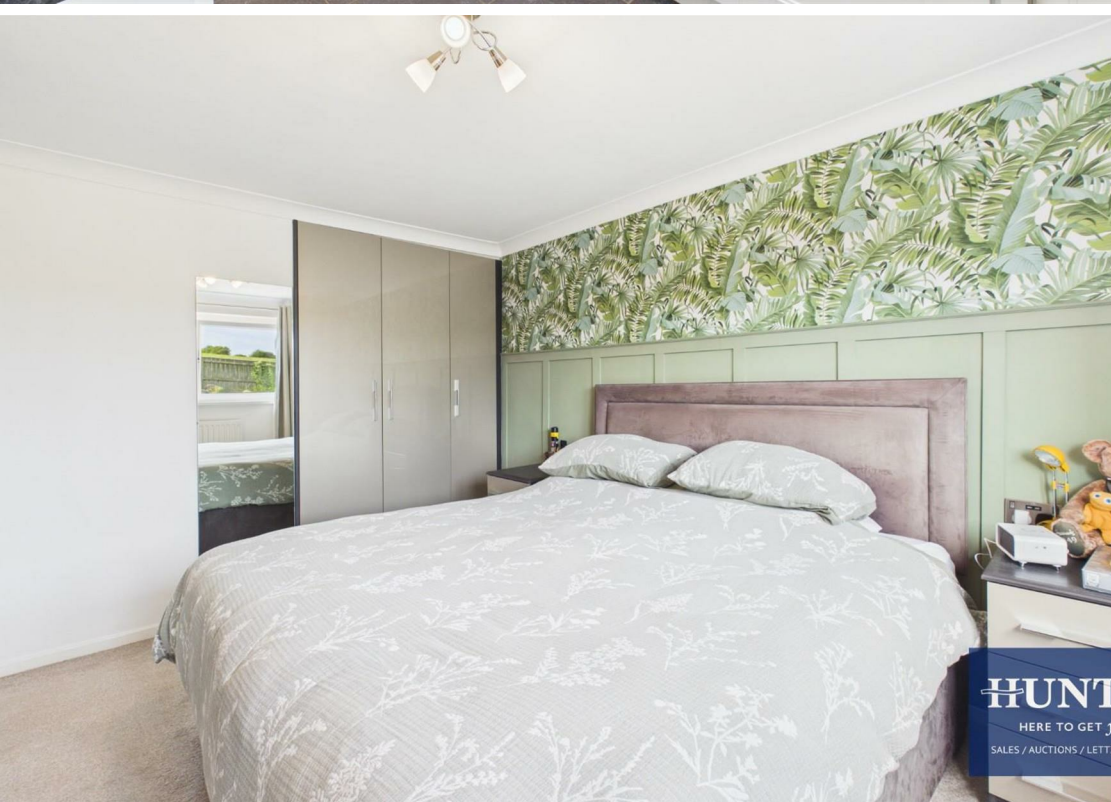
Storage
8'9" x 3'2"

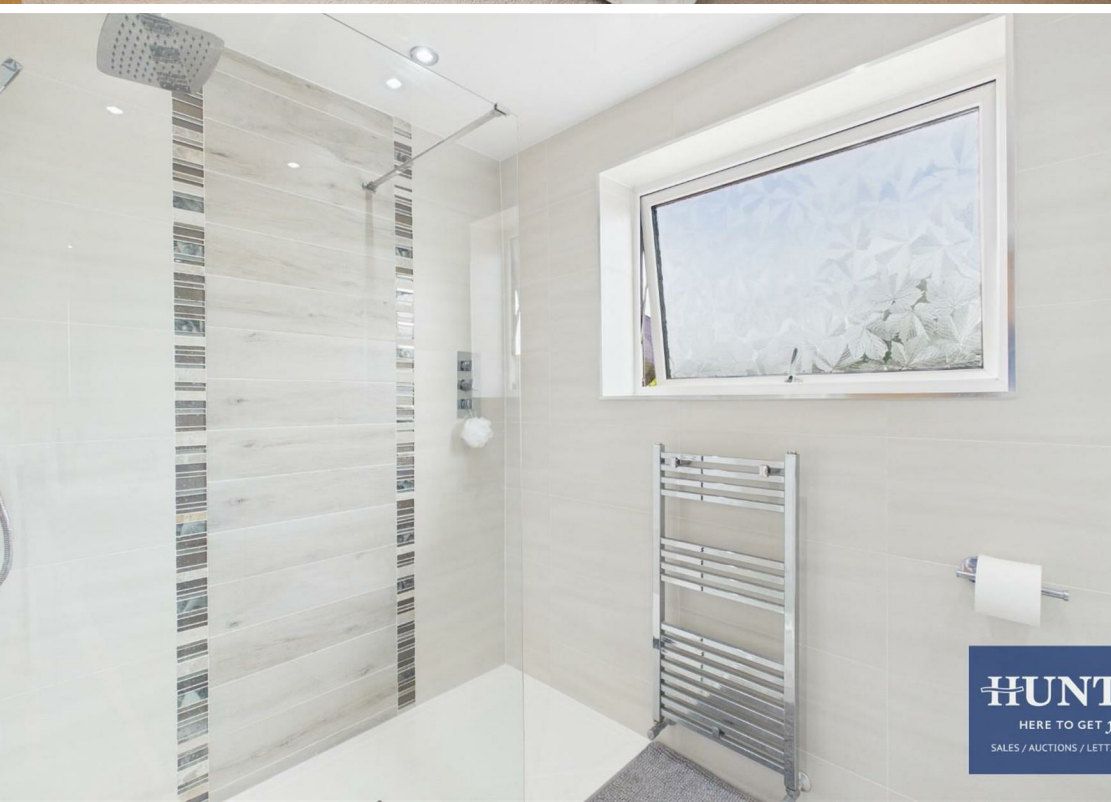


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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