



Welwyn Close, Castletown, Sunderland, Tyne & Wear, SR5 3JZ

£219,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM
DETACHED * GARDEN * DRIVEWAY * GARAGE * DESIRABLE LOCATION
* COUNCIL TAX BAND - C * EPC RATING - C *

Nestled in the desirable Welwyn Close, Castletown, Sunderland, this superb three-bedroom detached home offers a perfect blend of comfort and modern living. Built in 1991, the property has been well presented and maintained, making it an ideal choice for a wide range of buyers.

Upon entering, you are greeted by a spacious open-plan living and dining room, which is bathed in natural light thanks to the patio doors that lead to the rear garden. This seamless connection to the outdoors enhances the living space, making it perfect for entertaining or simply enjoying a quiet evening at home. The stunning fitted kitchen boasts integrated appliances, ensuring that cooking is both a pleasure and a convenience.

The property features three well-proportioned bedrooms, two of which come with fitted wardrobes, providing ample storage space. The modern bathroom is thoughtfully designed, complete with a bath, shower cubicle, WC, and sink, catering to all your family's needs.

Outside, the driveway accommodates off street parking and leads to a garage equipped with plumbing for utilities, electric, and a roller shutter for added security. The wonderful rear garden is a true highlight, offering a private retreat with both paved and lawned areas, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, there is rear gate access for added convenience.

Conveniently located, this home is within easy reach of public transport links, major transport routes, and local amenities. Families will appreciate the proximity to nearby schools, while nature enthusiasts will enjoy the scenic walking and cycling routes that surround the area. This property is not just a house; it is a place to create lasting memories.







Ground Floor



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

816.01 ft²

75.81 m²

Reduced headroom

22.7 ft²

2.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

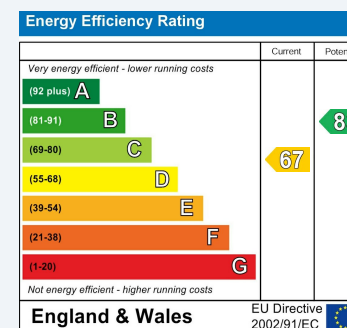
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.