



**Calthwaite Close, Hylton Castle, Sunderland, Tyne & Wear, SR5**

**£199,950**





# Calthwaite Close, Hylton Castle, Sunderland, Tyne & Wear, SR5 3QR



PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOM SEMI \* TWO BATHROOMS \* GARDENS \* DRIVEWAY \* GARAGE \* COUNCIL TAX BAND - C \*

Nestled in the desirable Calthwaite Close, Sunderland, this superbly presented three-bedroom semi-detached house offers an ideal home in a sought-after area.

Upon entering, you are welcomed into a spacious lounge through diner, which is perfect for both relaxation and entertaining. The room is bathed in natural light, thanks to the patio doors that lead directly onto a beautifully maintained garden, creating a seamless indoor-outdoor living experience.



The modern kitchen is well-equipped with built-in appliances, making it a joy for any home cook. The three bedrooms are generously sized, with the master bedroom boasting an ensuite bathroom and fitted wardrobes, providing both comfort and convenience.

The garden is a true highlight of this property, featuring a lovely patio area and a well-kept lawn, perfect for enjoying sunny days. The garden is not overlooked, ensuring a sense of privacy and tranquillity.

This home is not only stylish and functional but also situated in a community that is highly regarded. It presents an excellent opportunity for those seeking a blend of comfort and modern living.

Don't miss the chance to make this delightful property your own.

Viewing comes highly recommended !





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LIVING/DINING ROOM  
23'2" x 9'4"

KITCHEN  
11'1" x 9'7"

GARAGE  
16'6" x 8'2"

BEDROOM 1  
11'10" x 8'5"

EN SUITE BATHROOM  
7'11" x 4'8"

BEDROOM 2  
8'3" x 7'10"

BEDROOM 3  
8'5" x 9'4"

BATHROOM  
8'8" x 6'4"





Ground Floor



Floor 1

### Viewings

Please contact [sunderland@hunters.com](mailto: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<sup>(1)</sup>  
898.14 ft<sup>2</sup>  
83.44 m<sup>2</sup>

(1) Excluding balconies and terraces

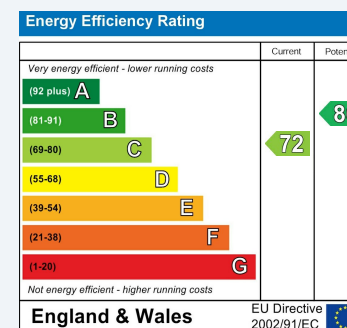
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.