



**Cotswold Road, Hylton Castle, Sunderland, Tyne & Wear, SR5**

**Asking Price £139,950**



# Cotswold Road, Hylton Castle, Sunderland, Tyne & Wear, SR5 3LG

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \*  
MODERNISED THROUGHOUT \* GARDEN \* COUNCIL TAX BAND - A \*  
EPC RATING - D \*

Nestled on the charming Cotswold Road in Sunderland, this immaculately presented semi-detached house is a delightful find for those seeking a comfortable family home. Spanning an impressive 780 square feet, the property welcomes you with a spacious entrance hall that leads gracefully to the first floor.

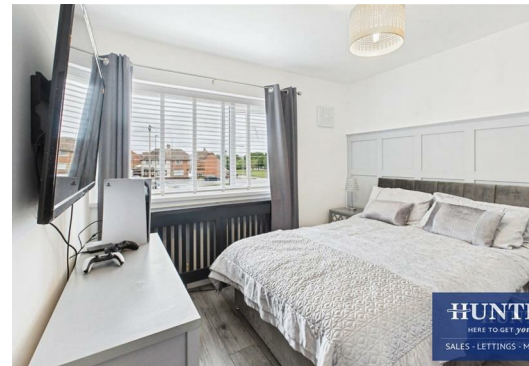
The heart of the home is undoubtedly the expansive lounge, which flows effortlessly into the dining room. Here, double doors open out to the rear garden, allowing natural light to flood the space and creating an inviting atmosphere for both relaxation and entertaining. The newly fitted kitchen is not only stylish but also practical, offering direct access to the garden, making it ideal for al fresco dining or enjoying a morning coffee in the fresh air.

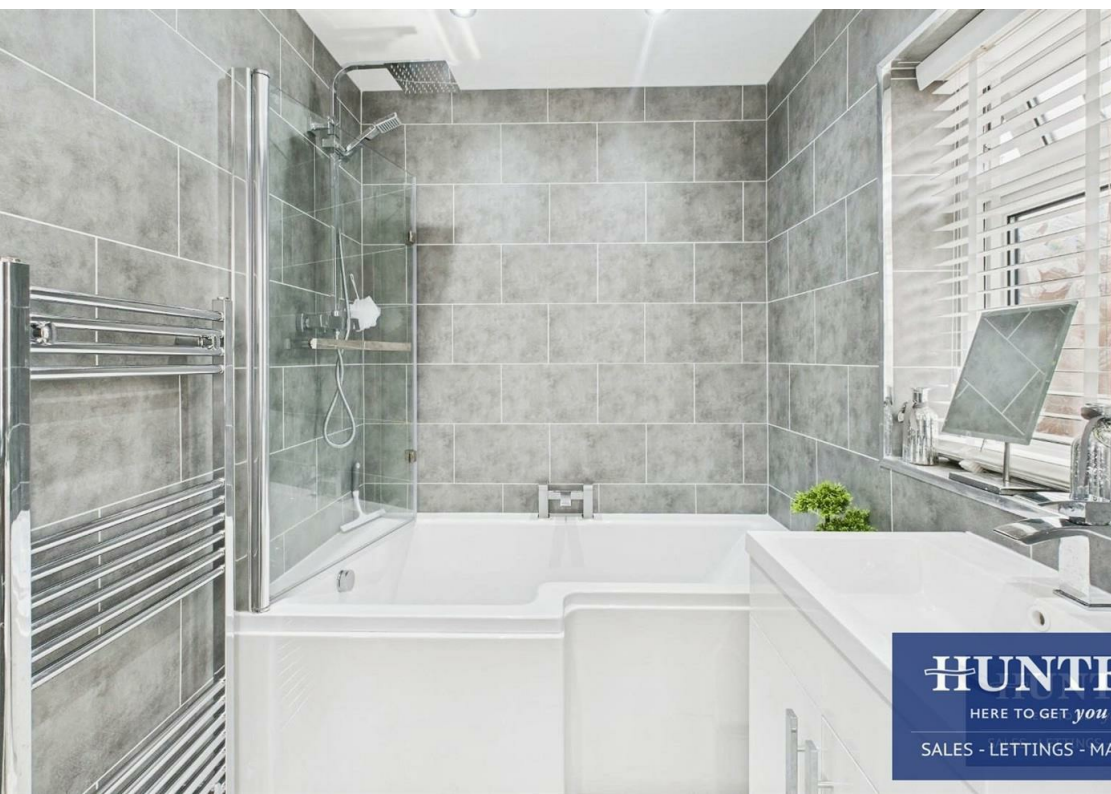
As you ascend to the first floor, you will find three well-proportioned bedrooms, each providing a comfortable retreat for family members or guests. The modern fitted bathroom is tastefully designed, ensuring a serene space for unwinding after a long day.

Externally, the property boasts a generous paved rear garden that wraps around the house, complemented by convenient side access. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family.

Additional benefits of this lovely home include a brand-new kitchen and bathroom, as well as a complete roof refit, providing peace of mind for the future homeowner. This property is not just a house; it is a place where memories can be made.

Don't miss the opportunity to make this beautiful home your own.







Floor 0



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.

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SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
72.6 m<sup>2</sup>  
780 ft<sup>2</sup>

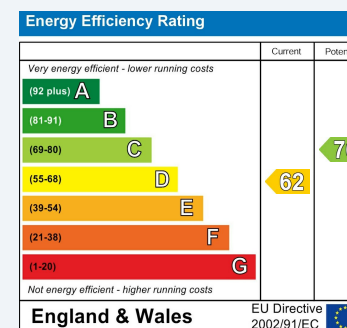
(1) Excluding balconies and terraces

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

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.