



Calthwaite Close, Castletown, Sunderland, Tyne & Wear, SR5 3QR

£204,950



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*PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * 3 BEDROOM * SEMI DETACHED * GARDEN * GARAGE * DRIVEWAY * COUNCIL TAX BAND C *

Presenting this beautifully maintained three-bedroom semi-detached house, perfectly suited for buyers seeking both comfort and convenience. Situated in a desirable location, this property benefits from excellent public transport links, well-regarded nearby schools, local amenities, and access to green spaces and nearby parks.

Upon entering, you are greeted by a generously sized reception rooms, ideal for entertaining guests or relaxing with family. The home is neutrally decorated throughout, providing a blank canvas for your personal style.



The heart of the property is a large, modern kitchen, perfectly equipped for both everyday living and more formal occasions. A standout feature is the bright sunroom, providing a tranquil space to enjoy views of the well-designed rear garden.

Accommodation comprises three bedrooms, including a spacious double bedroom with en-suite, a further en-suite bedroom, and an additional single bedroom or home office.



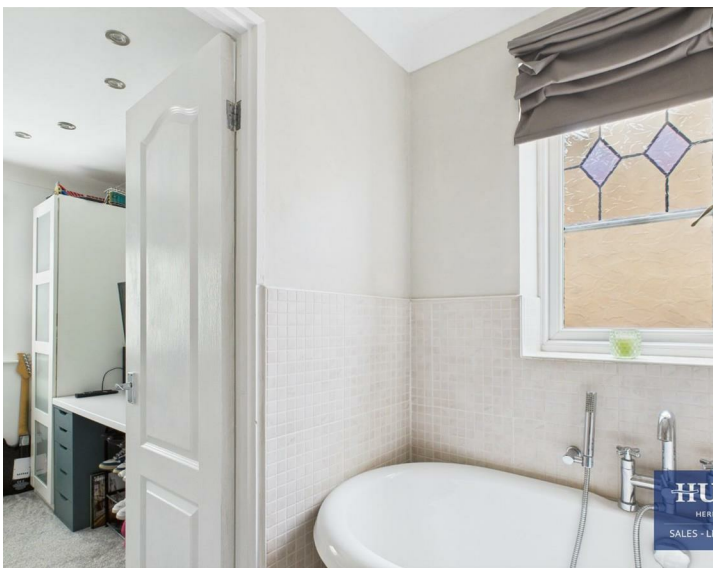
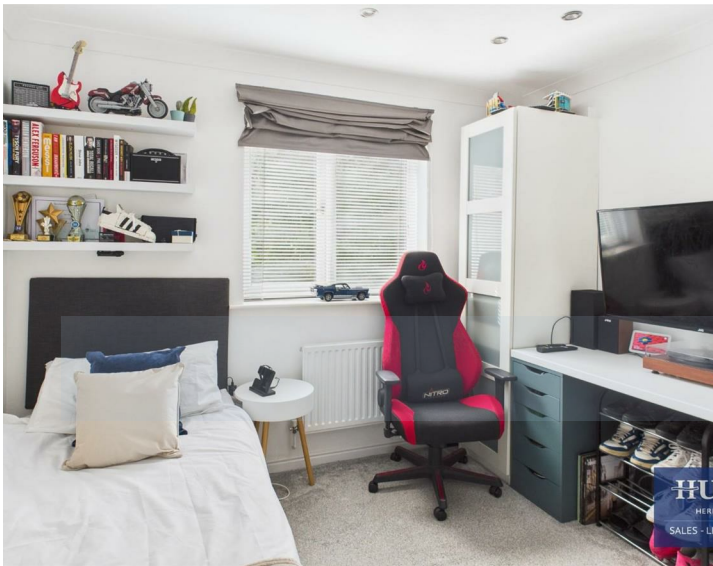
The bathroom is finished to a high standard, complete with a luxurious free-standing bath and a heated towel rail for added comfort.

Further benefits include solar panels for energy efficiency, a single garage, double length driveway, and a welcoming front garden. The rear garden is thoughtfully landscaped, featuring both decking and gravelled areas, ideal for relaxing or entertaining outdoors. South Facing Rear Garden.

This exceptional property is offered for sale and awaits your viewing.



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Hallway
3'3" x 4'7"

Kitchen/Dining Room
16'2" x 8'10"

WC
3'1" x 5'3"

Sunroom
8'1" x 8'10"

Living Room
12'10" x 13'6"

Landing
6'2" x 5'6"

Bedroom 1
12'0" x 8'2"

En-Suite
3'10" x 5'6"

Bedroom 2
9'8" x 8'11"

En-Suite
6'5" x 5'6"

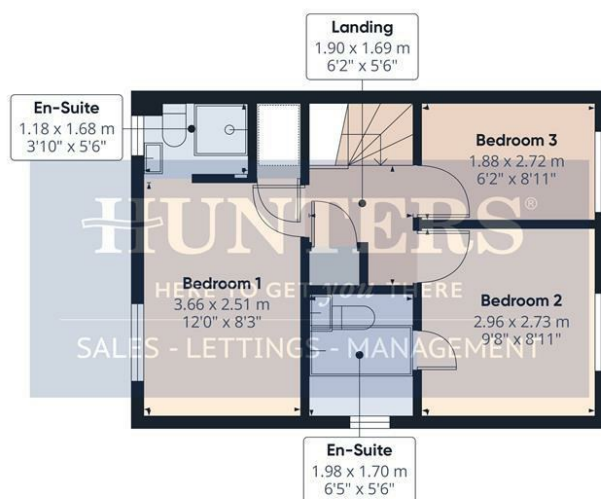
Bedroom 3
6'2" x 8'11"

Garage
9'9" x 9'2"

Utility Room
9'4" x 6'8"



Floor 0 Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
75.9 m²
816 ft²

(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

Viewings

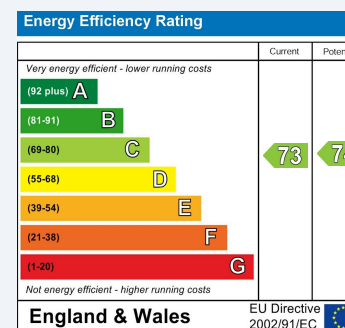
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.