

Craigavon Road  
Hylton Castle  
Sunderland  
SR5 3PB



# Craigavon Road

£135,000

## INTRODUCTION

LARGER STYLE 3 BEDROOM HOME - OPPOSITE HYLTON CASTLE AND GROUNDS - GREAT VIEWS TO FRONT - FABULOUS VERY LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - MODERNISED & WELL PRESENTED INTERNALLY - ALL IN ALL A TERRIFIC HOME IN A GREAT POSITION - NO CHAIN ...

## ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs first floor landing. Door leading off to the lounge, door leading off to the dining kitchen, door leading off to the utility.

## UTILITY

Handy utility space with electric sockets and lighting, front facing white uPVC double-glazed window, uPVC door to the side of the property which allows access to the front and the rear. Most people use this room as a Handy storage or utility space and some people get work benches built into here for appliances etc etc.

## KITCHEN

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with lovely views over the large garden plot. Modern fitted kitchen with a range of wall and floor units in a medium grey finish in shaker style with wood-effect laminate work surface. Lovely kitchen with matching central island, integrated electric oven, integrated 4 ring ceramic induction hob, integrated extractor, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. space for American style fridge/freezer, space for washing machine, built-in cupboard leading off which was formally a larder cupboard providing additional useful storage space.

## LOUNGE

Natural wood flooring in oak, 2 radiators, white uPVC double-glazed bow window and white uPVC double-glazed patio doors rear facing with lovely views over the patio and garden. Electric feature fireplace in the chimney breast. The chimney breast is also part prepped with a bracket for flat screen TV. This is a good size lounge which is typical in this larger style family home

## FIRST FLOOR LANDING

Radiator, white uPVC double-glazed window overlooking the lovely rear garden plot, loft hatch. 4 doors leading off 3 to bedrooms and 1 bathroom.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window with fabulous views towards to Hylton castle itself, children's play area, attractive open greenery. This is a good size double bedroom with fitted wardrobes to 1 wall with sliding mirrored doors.

## BEDROOM 3

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the rear courtyard. This is large enough to accommodate a double bed.

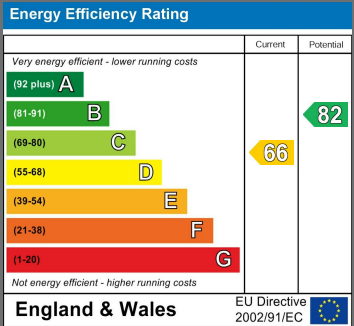
## BEDROOM 2

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with fabulous views towards Hylton castle, children's play area and attractive greenery.



Local Authority  
Sunderland

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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