



**Castlereagh Street
Sunderland, SR3 1HL**

Guide Price £175,000

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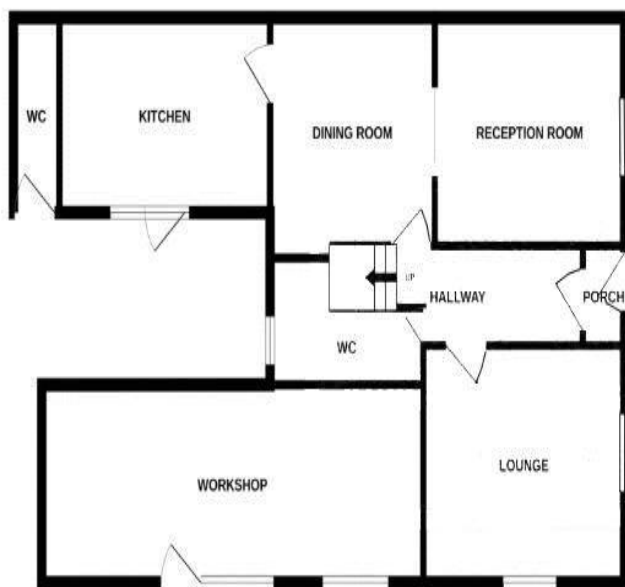
MAIN FEATURES:

- **Spacious End of Terrace House**
- **Extended Modern Fitted Kitchen with Separate Utility**
- **Lounge & Separate Dining Room**
- **Reception Room Three/Snug**
- **Four Good Size Bedrooms & Large Modern Family Bathroom Comprising a Four Piece Suite**
- **Separate Workshop Currently used as a Gym**
- **Rear Low Maintenance Garden**

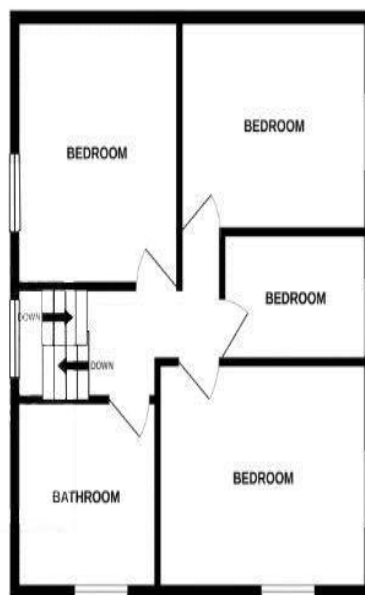
Discover a beautifully presented and generously proportioned end of terrace residence in the much-sought-after SR3 post code. This extended home offers abundant living space throughout and is perfect for growing families or those seeking versatile accommodation with a modern twist. Step through the welcoming entrance and you'll find a comfortable lounge and a separate dining room – ideal for family meals or entertaining guests. A reception room (currently used as a snug) adds further flexible living space. The heart of the home is the extended modern fitted kitchen, complemented by a separate utility room which ensures clutter-free and practical living. Upstairs you'll find four good-sized bedrooms and a large, stylish family bathroom comprising a four-piece suite – everything you need for relaxing and refreshing. Externally, a low-maintenance rear garden offers an ideal outdoor space for al fresco dining or simply unwinding, while a separate workshop (currently set up as a gym) adds excellent extra functionality and potential.

Situated in the desirable area of SR3, this property benefits from its convenient proximity to local amenities, schooling, and transport links, providing easy access to both the city centre and green spaces. With modern finishes, versatile rooms and plenty of scope for how you live, this striking house deserves early viewing. Don't miss your chance to make this one your own.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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