

Washington Road
Hylton Castle
Sunderland
SR5 3LB



Washington Road

£95,000

INTRODUCTION

WELL PRESENTED 2 BED SEMI - PREVIOUSLY RENTED & COMPLIANT FOR BUY TO LET - PERFECT INVESTMENT OR FIRST TIME BUYER - GREAT LOCATION FOR COMMUTING - EASY ACCESS TO WASHINGTON, SUNDERLAND, A19 etc ... NO CHAIN - CONVENIENT ON STREET PARKING TO REAR - SOUTH FACING REAR GARDEN PLOT - SENSIBLY PRICED ...

ENTRANCE PORCH

Laminate wood-effect flooring, white uPVC double-glazed windows. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Recently laid carpet flooring, carpeted stairs to first floor landing, partially-glazed door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with pleasant green views, under stairs cupboard providing storage, partially-glazed door leading to kitchen.

DINING KITCHEN

Measurements taken at widest points, the room is L-shaped.

Vinyl wood-effect flooring, large double radiator, white uPVC double-glazed doors leading out to rear garden, white uPVC double-glazed window with views over the rear garden. Fitted kitchen with a range of wall and floor units in a white painted finish with black handles and contrasting laminate work surface. Integrated electric oven, 4 ring integrated gas hob, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for fridge. Wall mounted combi boiler.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Good size double bedroom.

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with pleasant front facing views. Large built in walk in cupboard with storage space and potential for hanging.

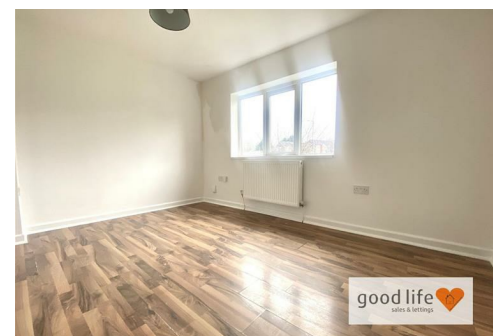
BEDROOM 2

Also a double bedroom.

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window.

BATHROOM

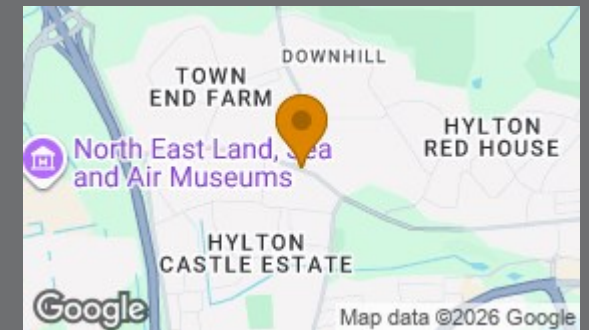
Vinyl wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with separate electric shower over and folding glass shower screen. The walls are completely finished in a ceramic tile with decorative border, extractor fan.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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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