



North Hylton Road, Hylton Castle, SR5

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## North Hylton Road, Hylton Castle, SR5

### Offers In The Region Of £135,000

\* 3 BEDROOM \* SEMI DETACHED \* FREEHOLD \* FRONT AND REAR GARDENS \* NO CHAIN \* COUNCIL TAX BAND A \* EPC TBC \*

For sale, this three-bedroom semi-detached house in the Hylton Castle area of Sunderland offers a practical layout and good outdoor space, and would suit first-time buyers, families or investors.

On the ground floor, a living room with dual aspect windows provides a bright main reception space. The large kitchen includes dining space, under stairs storage and views over the garden, with direct access outside and an internal doorway leading through to the bathroom. The ground floor bathroom features tiled walls and a bath. Upstairs, there is a master bedroom with built-in storage, a further double bedroom also with built-in storage, and a single bedroom.

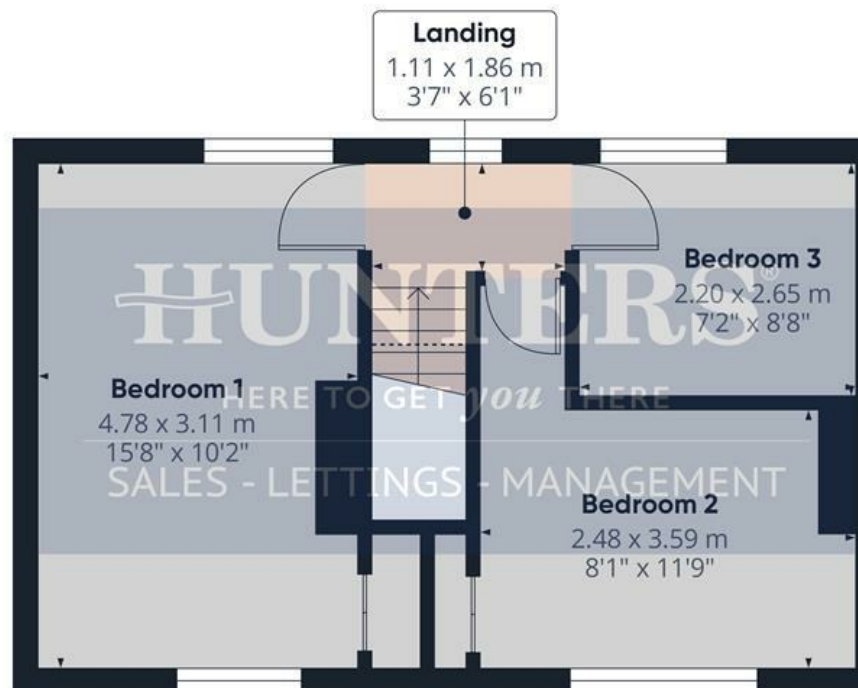
Outside, the property benefits from both front and rear gardens, along with a driveway providing parking.

Hylton Castle is well placed for local amenities including shops, supermarkets and everyday services in the nearby retail areas. There are schools in the surrounding neighbourhood, making the location practical for families.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

69 m<sup>2</sup>

742 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



**Hallway**

3'1" x 4'1"

**Living Room**

15'8" x 11'6"

**Kitchen**

10'11" x 13'5"

**Bathroom**

4'4" x 8'10"

**Landing**

3'7" x 6'1"

**Bedroom 1**

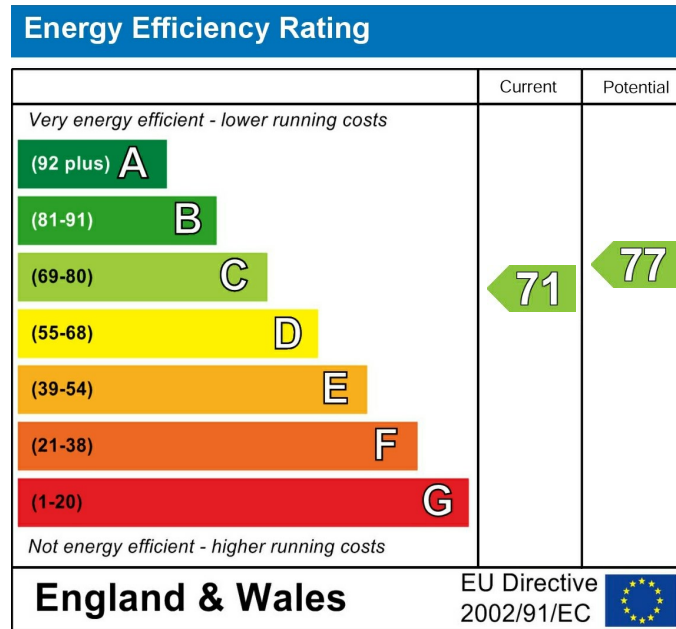
15'8" x 10'2"

**Bedroom 2**

8'1" x 11'9"

**Bedroom 3**

7'2" x 8'8"



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. 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.



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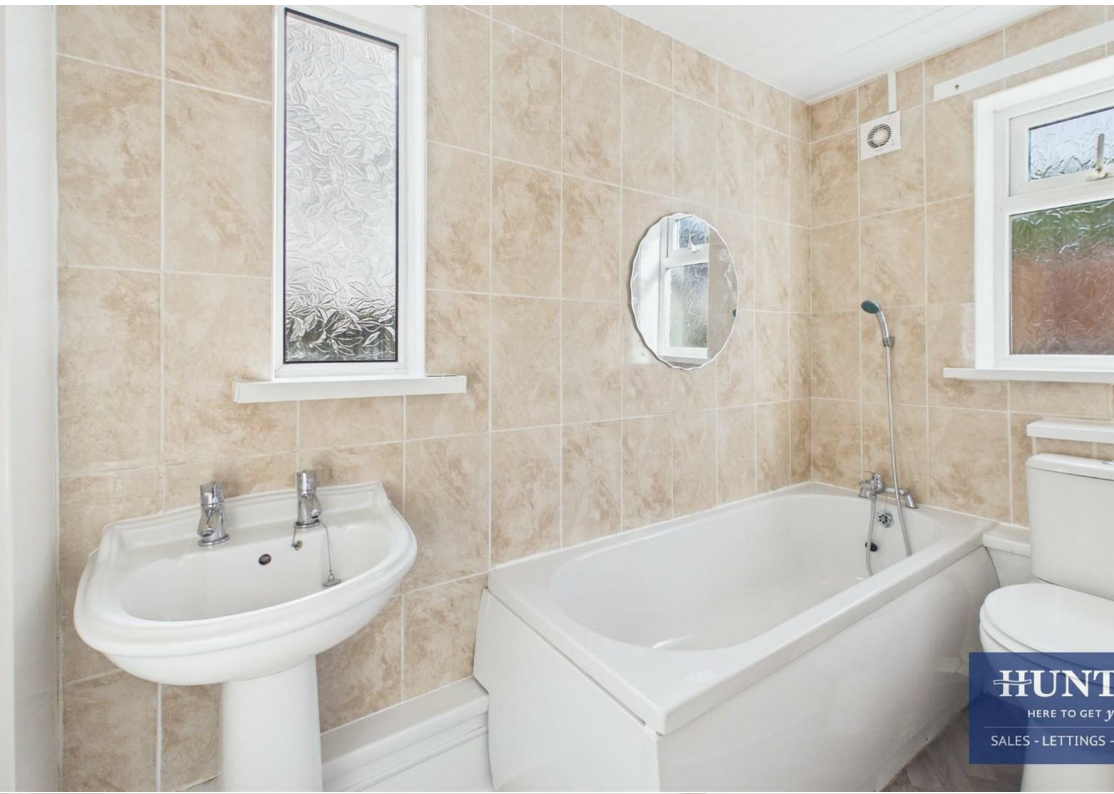
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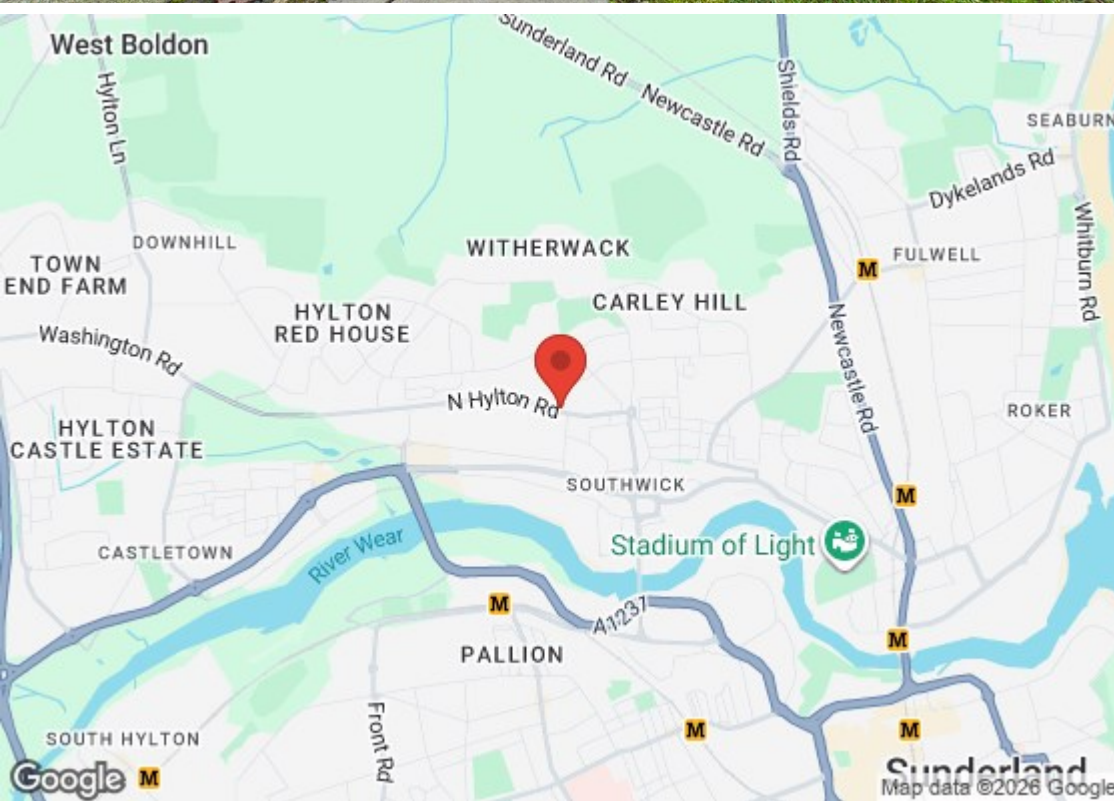
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		