



Joyce Terrace, Castletown, Sunderland, SR5

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Asking Price £120,000

Located in the popular residential area of Joyce Terrace, Sunderland, this attractive three-bedroom home offers well-balanced accommodation ideally suited to first-time buyers, growing families, or investors alike. Combining comfortable living space with a convenient location, the property provides everything needed for modern day living.

Upon entering, you are welcomed into a bright and spacious reception room, providing the perfect setting for relaxing with family, entertaining guests, or simply unwinding after a busy day. Large windows allow plenty of natural light to flow through the home, creating a warm and inviting atmosphere throughout.

The property boasts three bedrooms, each offering versatile space that can be adapted to suit individual needs, whether as comfortable sleeping accommodation, a home office, or a nursery.

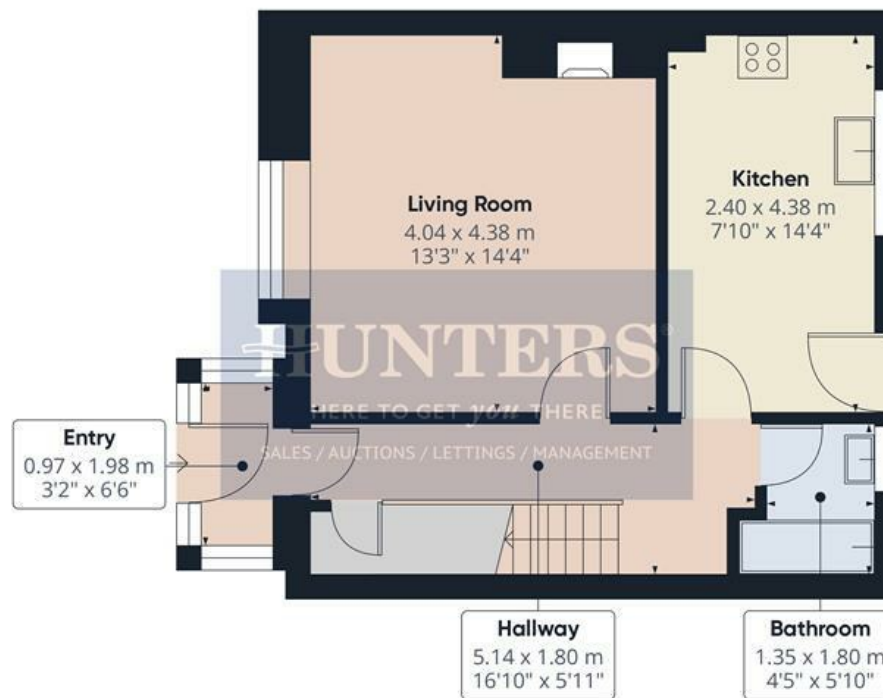
Thoughtfully arranged, the accommodation makes excellent use of the available space, offering a practical layout that is both functional and welcoming. The home has a light and airy feel throughout, making it easy for prospective buyers to envisage putting their own stamp on the property.

Joyce Terrace enjoys a convenient position within easy reach of a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links provide straightforward access to Sunderland city centre and surrounding areas, while nearby parks and green spaces offer opportunities for outdoor recreation and family enjoyment.

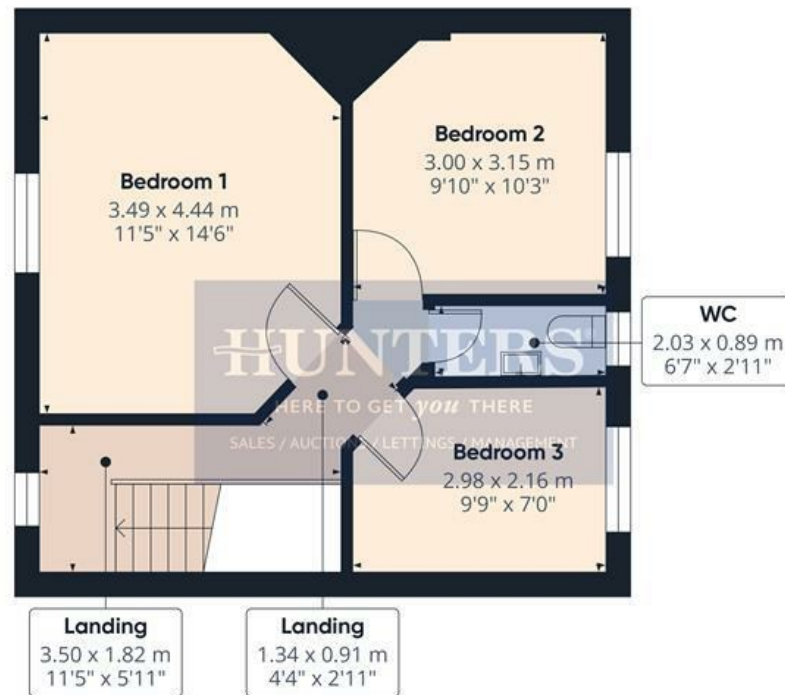
Offering comfortable accommodation in a well-established neighbourhood, this property represents an excellent opportunity to acquire a home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this charming property has to offer.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

78.8 m²

847 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.

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Living Room

13'3" x 14'4"

This inviting living room offers a bright and airy space enhanced by large windows that allow natural light to fill the room. It features a neutral palette with tasteful wall decor and a stylish chandelier overhead, creating a warm and welcoming atmosphere. The comfortable seating arrangement centres around a contemporary coffee table and an elegant fireplace, making this an ideal space for relaxing or entertaining guests.

Kitchen

7'10" x 14'4"

A well-appointed kitchen with a clean, modern design featuring white cabinetry and marble-effect countertops. It is fitted with appliances including an oven and hob with an extractor hood above. The space benefits from a large window over the sink, allowing plenty of daylight to brighten the room. Additional features include space for a washing machine and ample work surfaces for meal preparation, all presented in a light and airy environment with neutral tones.

Bathroom

4'5" x 5'10"

This bathroom features a white suite with a curved bath and overhead shower, complemented by a glass shower screen. The room is brightened by natural light from a window above the sink, which is set into a vanity unit providing storage space underneath. The room is tiled in a simple, clean style with white walls to maintain a fresh and airy feel.

Hallway

16'10" x 5'11"

The hallway is spacious and welcoming, finished with white tile flooring that extends throughout the ground floor. It features a staircase with a dark carpet and painted spindles leading to the first floor. The area is well lit and provides access to the living room, kitchen, and

bathroom, offering a practical and stylish entrance to the home.

Landing

11'5" x 5'11"

The first-floor landing is light and open, featuring neutral décor and carpeting that complements the rest of the home's interior. It connects the three bedrooms and the separate WC, providing a practical space for movement between rooms.

Bedroom 1

11'5" x 14'6"

This spacious main bedroom benefits from abundant natural light through a double window. The room is decorated in soft neutral tones with a feature wall adding texture and interest, creating a calm and restful environment.

Bedroom 2

9'10" x 10'3"

A well-sized second bedroom with a window that fills the room with natural light. The neutral décor is complemented by feature wallpaper on one wall, creating a stylish and comfortable space.

Bedroom 3

9'9" x 7'0"

This third bedroom offers a cosy and functional space, ideal for a child or guest room. It features a single bed, a window with light curtains, and practical storage solutions. The room is decorated in soft colours making it a welcoming retreat.

WC

6'7" x 2'11"

A separate WC finished in white with a window providing natural light. The room benefits from half-tiled walls with decorative accent tiles and includes a small basin and toilet, offering a convenient facility on the first floor.

Rear Garden

The rear garden offers a practical and private outdoor space with a combination of paving and lawn. It features a shed for storage and is enclosed with fencing. There is also a paved patio area ideal for seating and outdoor activities, while the lawn section provides a space for play or gardening.

Front Exterior

The property's front exterior presents a neat and well-maintained appearance with a pebble driveway providing off-road parking for multiple vehicles. The front garden is bordered by wooden fencing, complementing the traditional brick and pebble dash façade of the house, which includes a sheltered porch entrance.

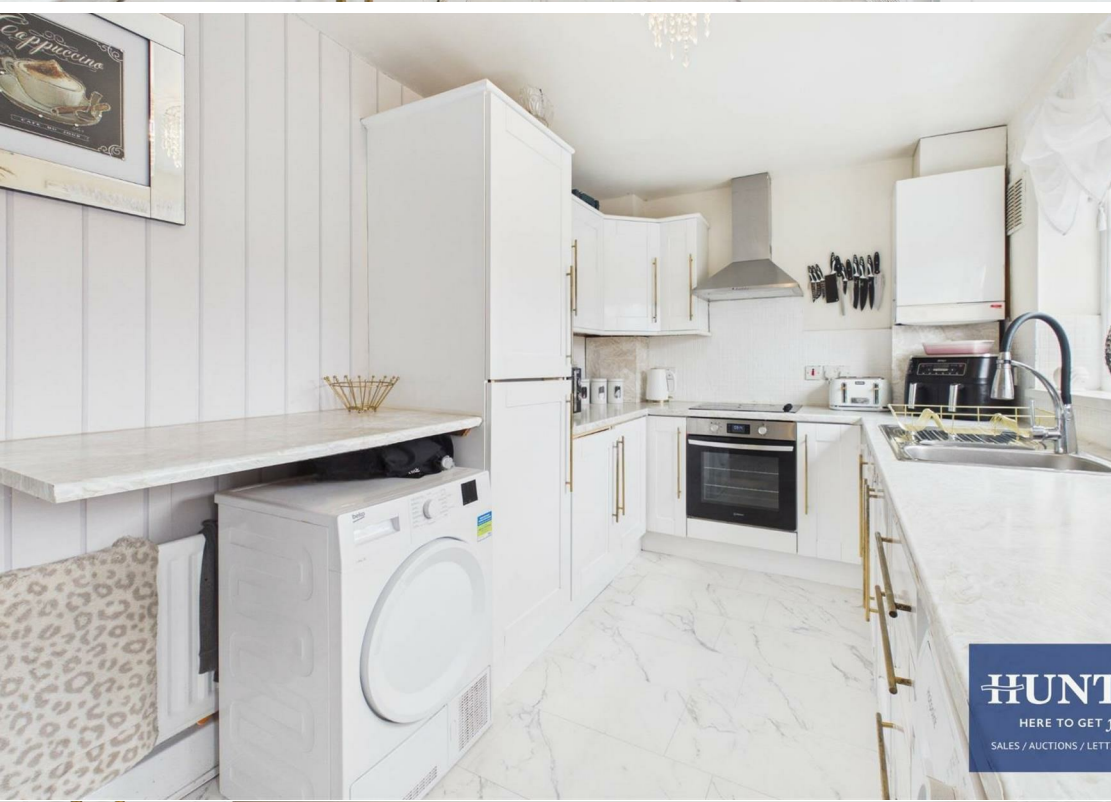
Energy Efficiency Rating

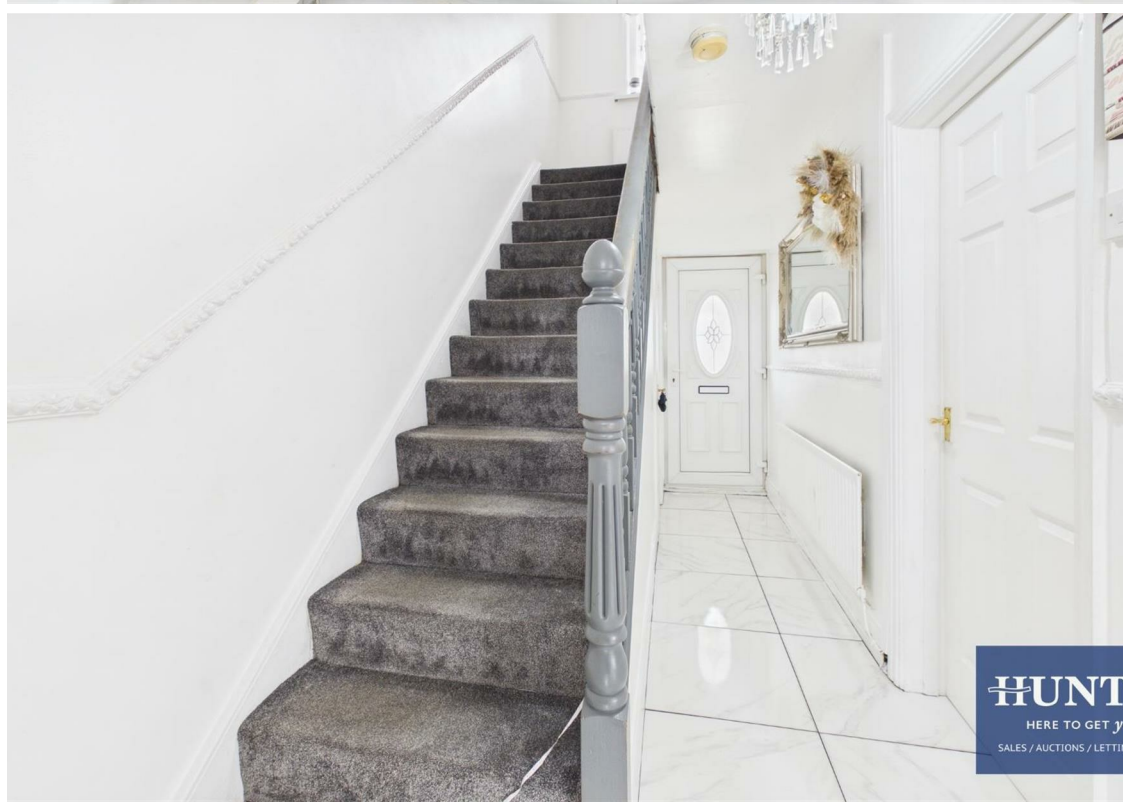
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

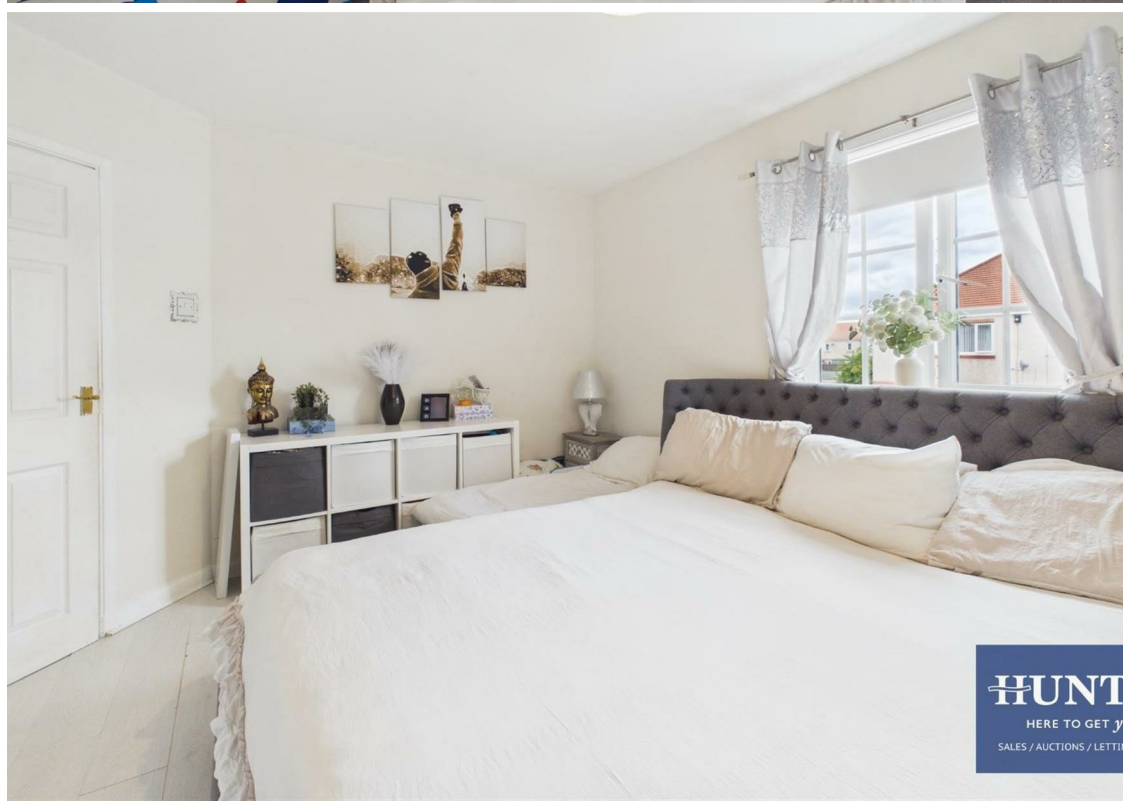
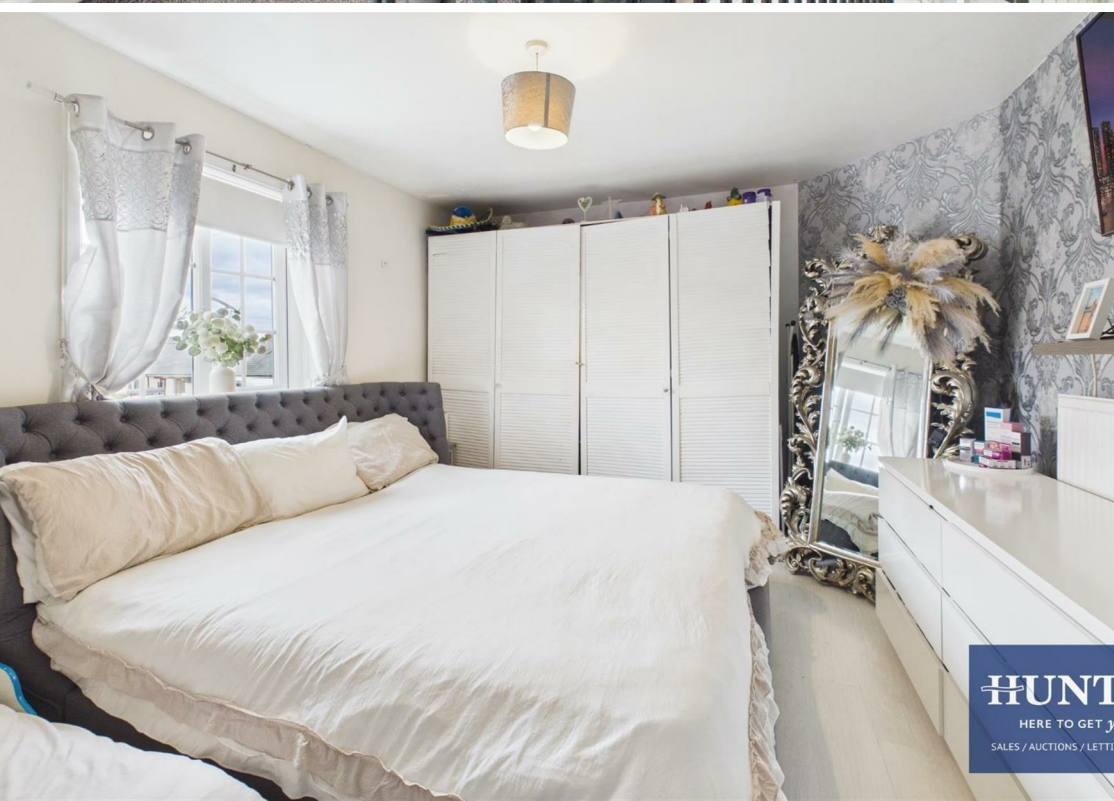
England & WalesEU Directive 2002/91/EC

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