



HUNTERS
FOR SALE

Calthwaite Close, Hylton Castle, SR5

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Calthwaite Close, Hylton Castle, SR5

Asking Price £255,000

* PLEASE VIEW VIRUAL TOUR AND FLOOR PLAN * 3 BEDROOM * DETACHED * EN SUITE * FREEHOLD * COUNCIL TAX BAND D * EPC RATING C *

This three-bedroom detached house is offered for sale in a excellent condition and is located in a sought-after residential area of Sunderland, within reach of local schools, parks and public transport links.

The ground floor features a welcoming open-plan layout with a modern tiled floor running throughout most of the space. The main living room benefits from dual-aspect large windows, providing good natural light and an attractive fireplace as a focal point. This reception room opens through to a modern, practical kitchen/dining room, which includes a built-in pantry, generous dining space and ample natural light, with direct access to the garden. A second reception room, with large windows and additional Velux windows, provides a flexible extra living space. There is also a useful downstairs WC.

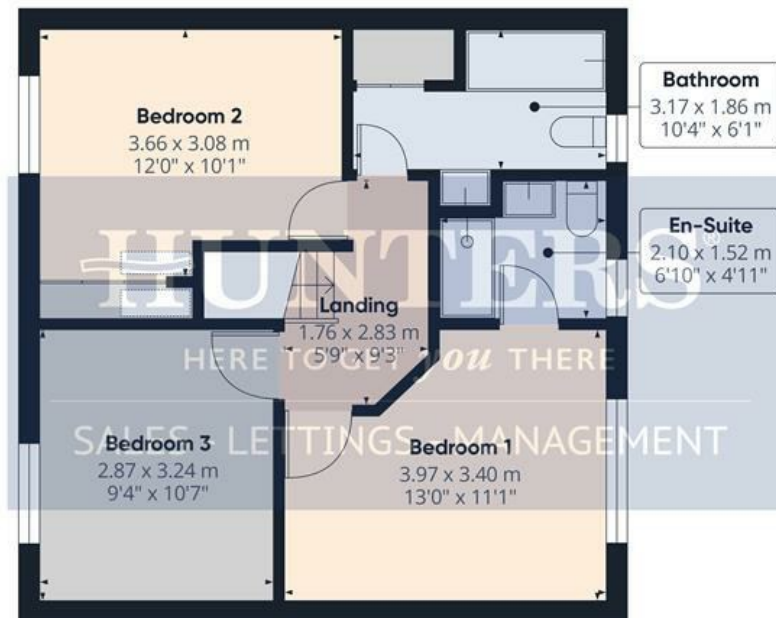
Upstairs, the master bedroom includes large windows, built-in wardrobes and an en-suite shower room. The en-suite is fully tiled and fitted with a walk-in shower and heated towel rail. The second bedroom is a double with built-in wardrobes, while the third is also a double. The main bathroom offers an attractive suite with built-in storage.

Externally, the property benefits from a resin driveway and a large rear garden with both paved and decking areas, creating distinct zones for outdoor dining and relaxation.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

96.6 m²

1041 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.

Entry
6'2" x 3'4"

Hallway
3'8" x 3'3"

WC
5'8" x 2'7"

Living Room/Bedroom 4
16'6" x 7'11"

Living Room
12'11" x 10'4"

Kitchen/Dining Room
9'10" x 22'8"

Landing
5'9" x 9'3"

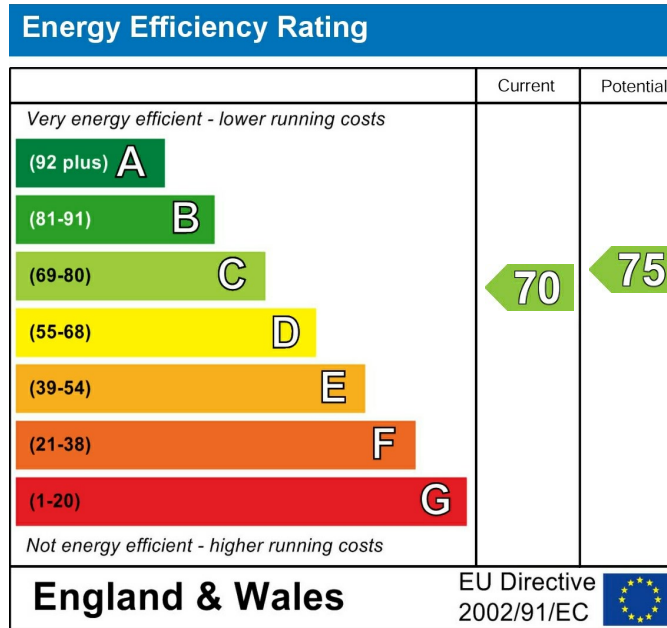
Bedroom 1
13'0" x 11'1"

En-Suite
6'10" x 4'11"

Bedroom 2
12'0"x.10'1"

Bedroom 3
9'4" x 10'7"

Bathroom
10'4" x 6'1"



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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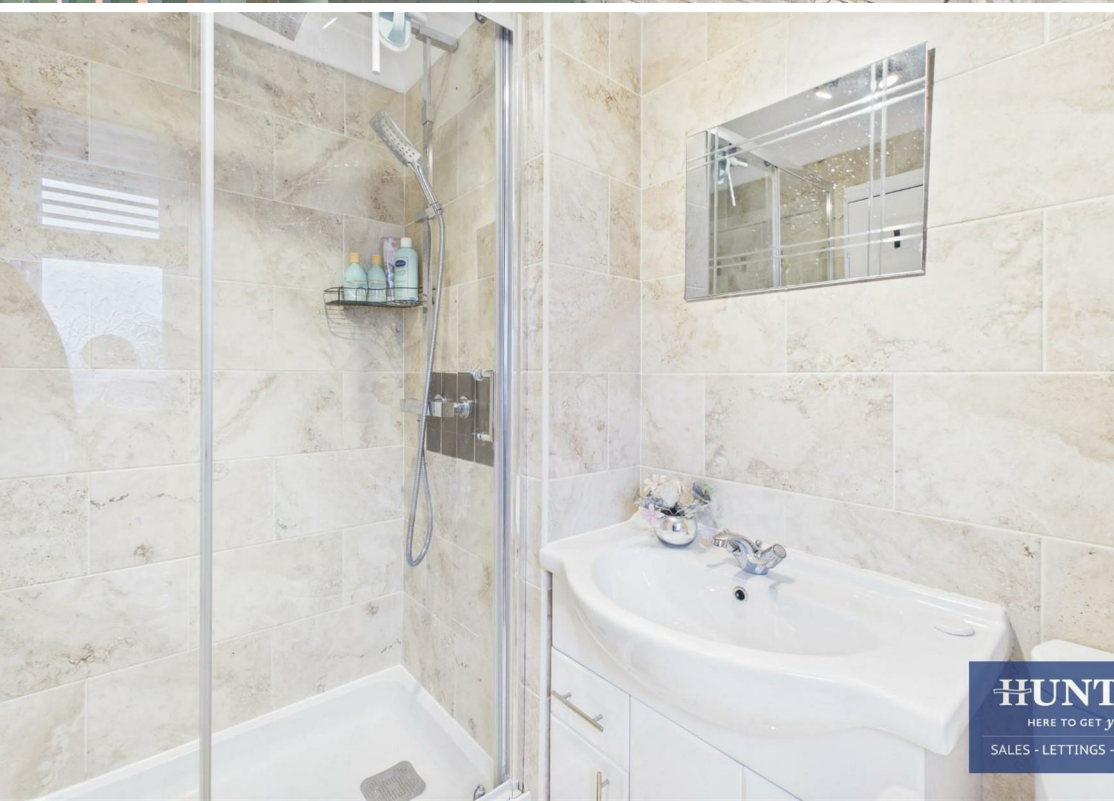




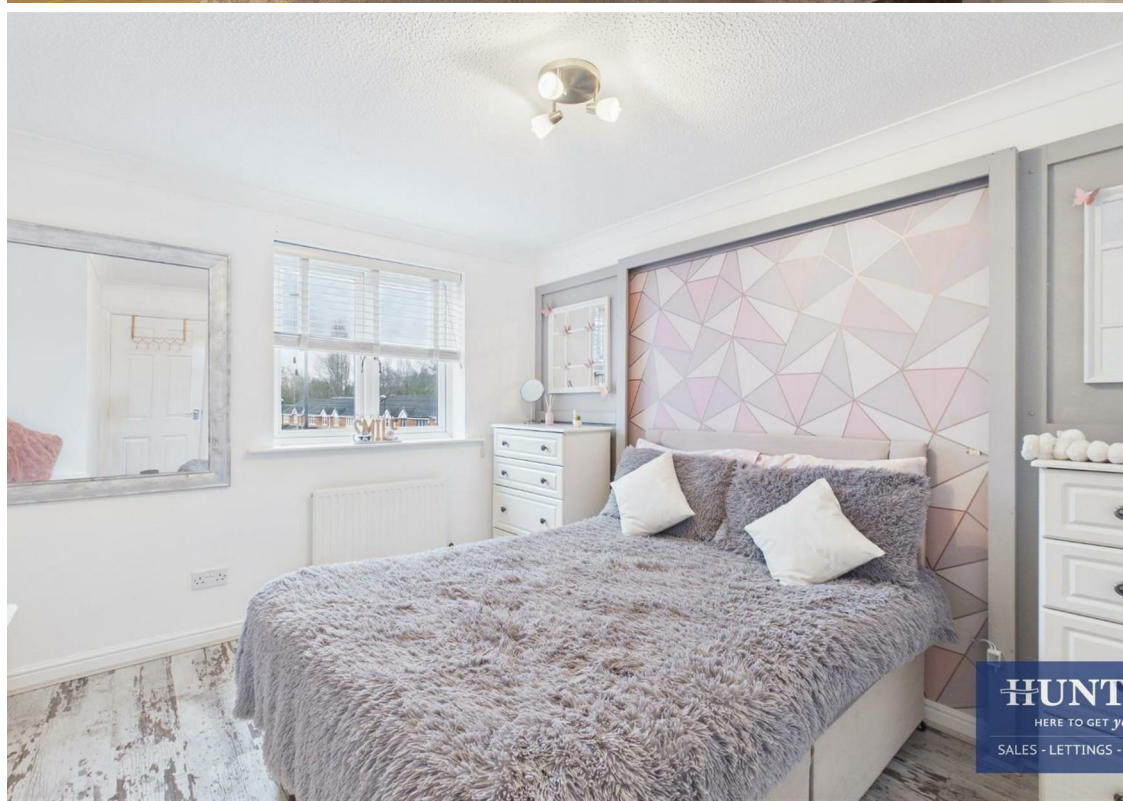
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