



Clovelly Road, Hylton Castle, SR5

HUNTERS[®]

HERE TO GET *you* THERE

Clovelly Road, Hylton Castle, SR5

£105,000

* 2 BEDROOM * FREEHOLD * SEMI DETACHED * DRIVEWAY * GARDEN * COUNCIL TAX BAND A * EPC RATING C *

This well-presented two-bedroom semi-detached house on Clovelly Road, Sunderland, is for sale and offers comfortable accommodation in a popular residential area.

The ground floor features a bright and welcoming living room with a large window, creating a comfortable space for everyday living. To the rear, the modern kitchen overlooks the garden and is complemented by a separate utility room, providing additional storage and practical laundry space.

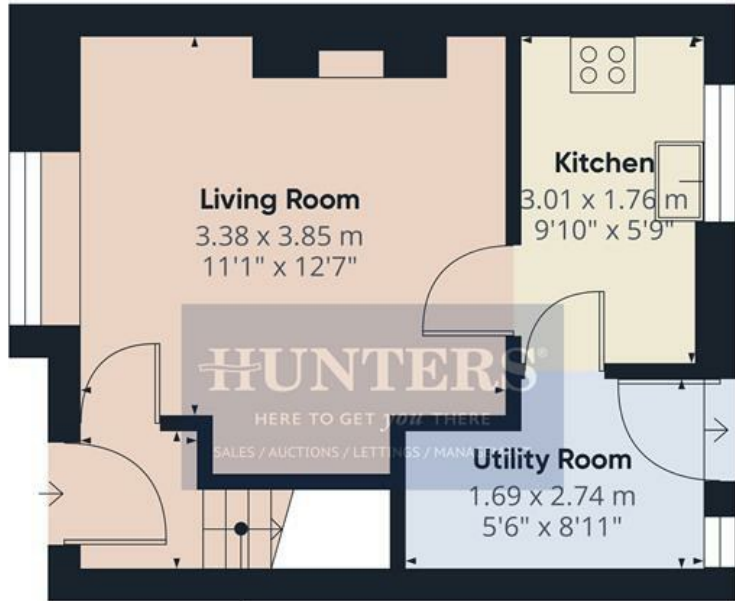
Upstairs, the master bedroom benefits from built-in storage, while the second bedroom offers flexibility as a child's bedroom, guest room or home office. The modern bathroom is fitted with a contemporary suite, bath, attractive tiling and a heated towel rail.

Outside, the enclosed rear garden has been designed for low-maintenance living, with modern paving and a decking area providing an ideal space for relaxing or entertaining. To the front, a driveway provides off-road parking.

The property has an EPC rating of C and falls within Council Tax Band A, helping to keep day-to-day running costs and council tax liabilities comparatively affordable.

Clovelly Road is well placed for a range of local amenities, including schools, shops and green spaces. Sunderland city centre, Roker and Seaburn seafront are all within easy reach, while excellent road and public transport links provide convenient access across the city and beyond.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
 51.3 m²
 552 ft²

(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.



Hallway

4'6" x 3'8"

Living Room

11'1" x 12'7"

Kitchen

9'10" x 5'9"

Utility Room

5'6" x 8'11"

Landing

4'5" x 3'1"

Bedroom 1


12'11" x 9'9"

Bedroom 2

7'9" x 9'0"

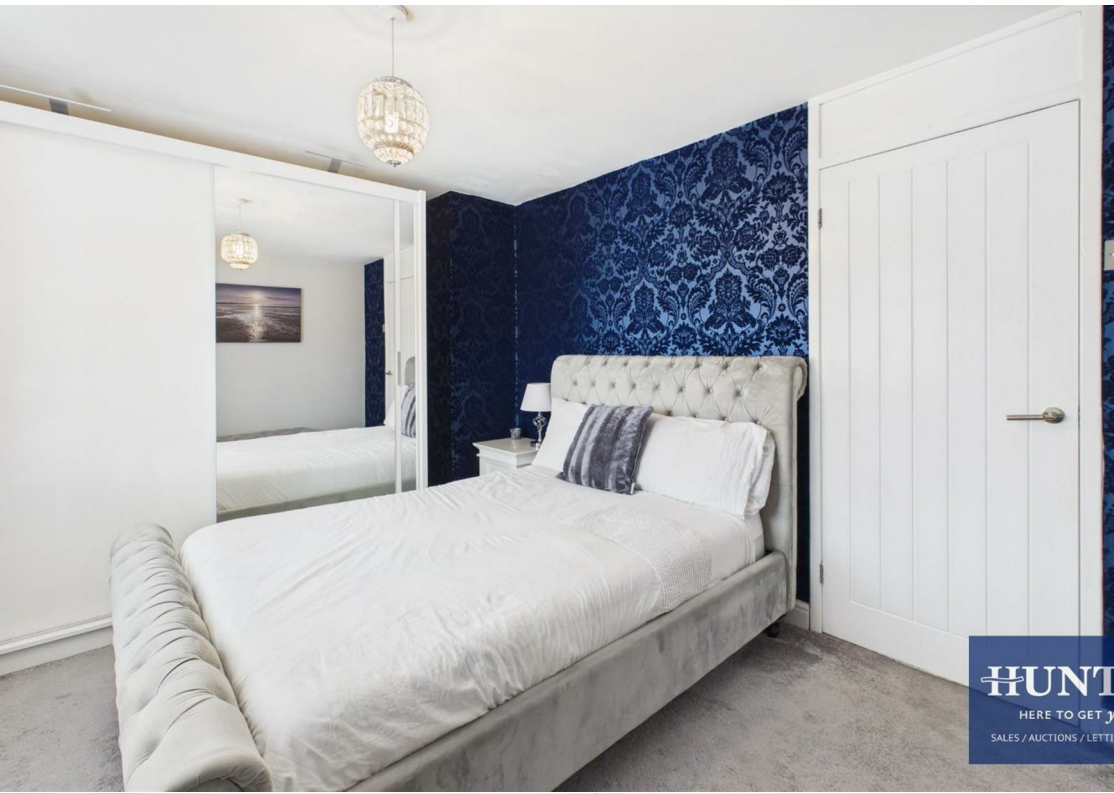
Bathroom

8'0" x 5'9"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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