



Wilden Court, Silksworth, SR3

HUNTERS[®]

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Wilden Court, Silksworth, SR3

Asking Price £200,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * FREEHOLD * 3 BEDROOM * SEMI DETACHED * COUNCIL TAX BND C * EPC RATING D * SR3

This three-bedroom semi-detached home in Sunderland is for sale and offers a practical layout suited to families.

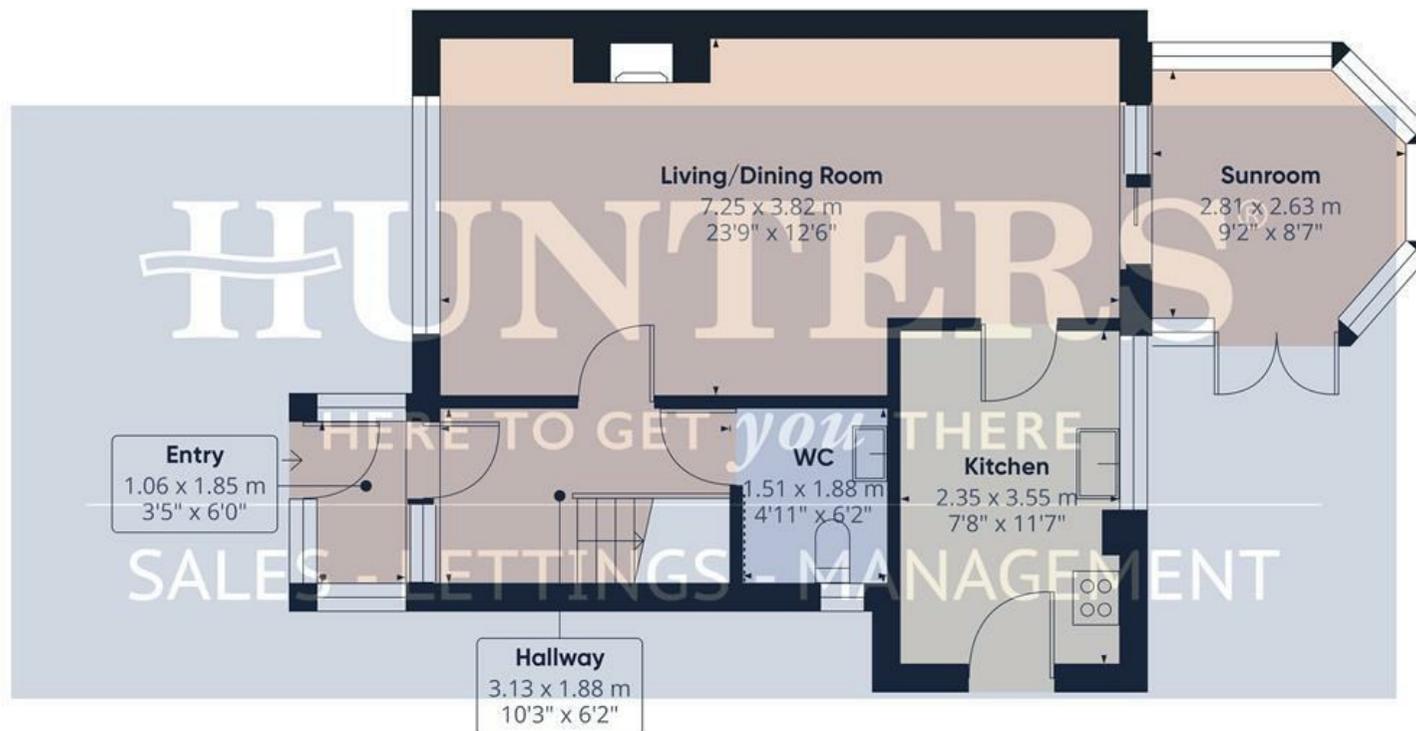
Inside, you'll find two reception rooms. The main living/dining room features a fireplace, creating a welcoming central space for everyday life and entertaining. To the rear, a sunroom opens directly onto the garden, giving an easy indoor-outdoor flow and a pleasant spot to relax.

The modern kitchen benefits from good natural light and includes a breakfast area, making it a convenient place for busy mornings or informal meals. Upstairs, the master bedroom comes with built-in wardrobes, as does the second double bedroom, providing useful storage. The third bedroom is a single, ideal for a child's room, guest room, or home office.

Outside, the property offers a garden, and a single detached garage, adding flexibility for storage or vehicle parking.

Located in a sought-after residential area of Sunderland, the home is well placed for nearby schools, local amenities and green spaces. There are nearby parks for walks, play and exercise, and everyday needs are catered for by local shops and services within easy reach.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

90.9 m²
 978 ft²

Reduced headroom

0.1 m²
 1 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.

Entry
3'5" x 6'0"

Hallway
10'3" x 6'2"

WC
4'11" x 6'2"

Living/Dining room
23'9" x 12'6"

Kitchen
7'8" x 11'7"

Sunroom
9'2" x 8'7"

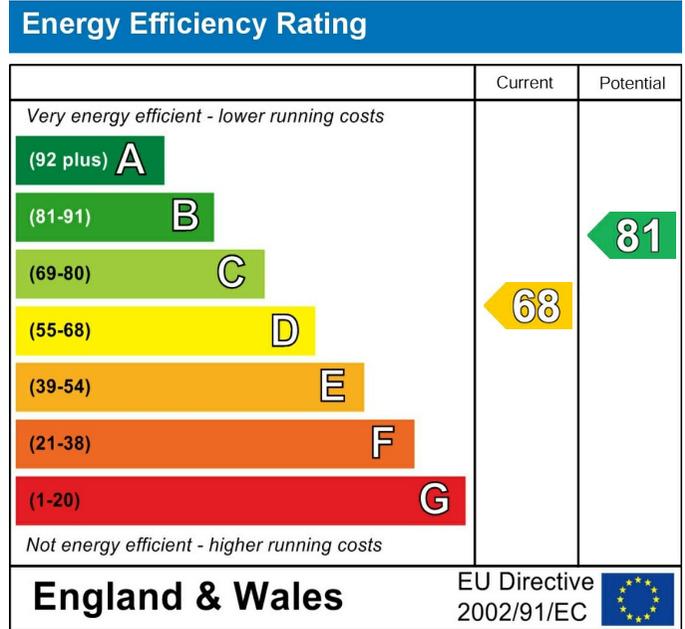
Landing
9'1" x 7'1"

Bedroom 1
11'9" x 8'9"

Bedroom 2
11'6" x 9'3"

Bedroom 3
8'6" x 7'8"

Bathroom
5'4" x 7'0"



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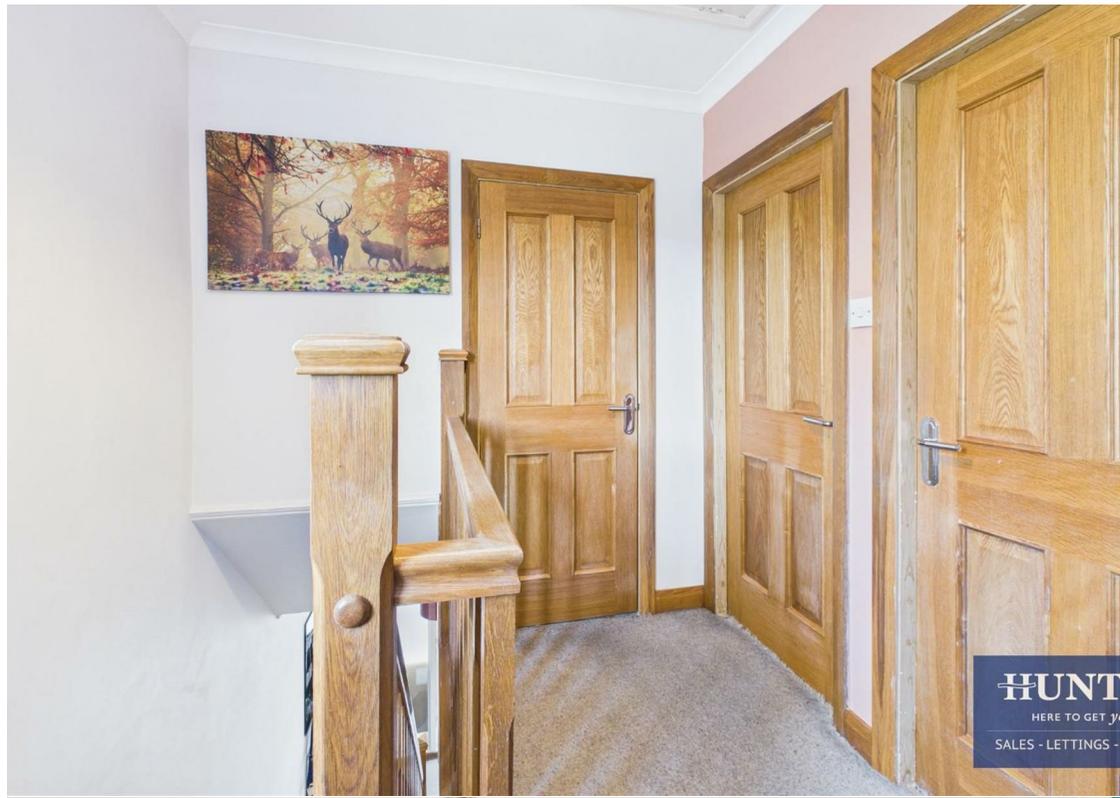
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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

