









This three bedroom end terrace is offered for sale with no upward chain and boasts a larger than average rear garden. The accommodation is arranged over two floors and comprises entrance porch, lounge, dining kitchen, three bedrooms and bathroom all benefiting from gas central heating and majority UPVC double glazing. Externally there is a low maintenance garden and driveway to the front and an enclosed gardens to the rear. The property is situated in the popular residential area of Hylton Castle and is ideally located for all amenities, close to good schools and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is a must. EPC Rating - E.

MAIN ROOMS AND DIMENSIONS

Entrance Porch

UPVC double glazed entrance door, timber glazed door leading to the lounge.

Lounge 18'3" X 11'6" (5.56m X 3.51m)

Stairs to first floor, UPVC double glazed bay window to the front and radiator.



Dining Kitchen

Fitted with a range of wall and base units, worktops, inset sink, breakfast bar, splash back tiling, extractor fan, timber window to the rear, UPVC double glazed french doors leading to outside.



First Floor

Landing

UPVC double glazed window to the side and doors leading to the bedrooms and bathroom.

Bedroom 1 12'4" X 10'6" (3.76m X 3.20m)

UPVC double glazed window to the front and radiator.



Bedroom 2 11'1" X 8'1" (3.38m X 2.46m)

UPVC double glazed window to the rear and radiator.

Bedroom 3 10'3" X 9'2" (3.12m X 2.79m)

UPVC double glazed window to the front and side and radiator.



Bathroom 6'11" X 5'7" (2.11m X 1.70m)

Bath with shower over, WC, wash and basin, wall tiling, radiator, UPVC double glazed window to the rear.



Externally

To the front of the property is a low maintenance paved garden and driveway accessed by double gates. To the rear of the property there is a good sized enclosed garden incorporating lawn and paved areas.

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Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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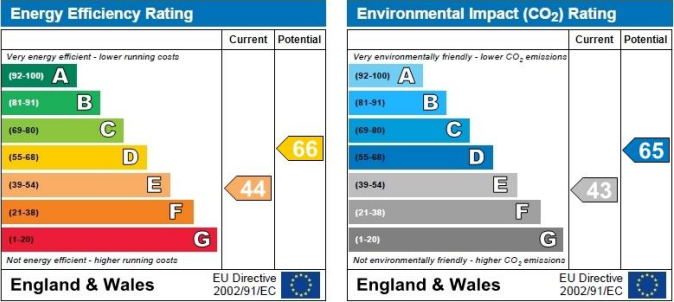
Viewing
 To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

Opening Hours
 Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

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