Washington Road, Hylton Castle, Sunderland

£135,000

An attractive three bedroom end terrace house, available for sale with immediate vacant possession and no upper chain involved. The well-proportioned accommodation is arranged over two floors and comprises to the ground floor of an entrance porch, hall with staircase to the first floor, lounge, kitchen/diner and a delightful conservatory. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there are gardens to the front and rear, along with a garage featuring an electric roller shutter access door. Situated in the sought after residential area of Hylton Castle, the property is ideally located for local amenities, close to schools and boasts excellent transport links to Sunderland City Centre and wider road networks. Early viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side. Inner UPVC door to lounge.

Lounge 11'6" x 18'0"

Double glazed box bay window to front, two radiators, stairs to first floor and doors to kitchen.

Kitchen/Diner 8'6" x 18'1"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer. Integrated oven, gas hobs and hood. Space for fridge freezer, washing machine and tumble dryer. Radiator and wall mounted boiler. Double glazed window and UPVC French patio doors to conservatory.

Conservatory 9'0" x 12'11"

Double glazed windows and UPVC double glazed French patio doors to rear.

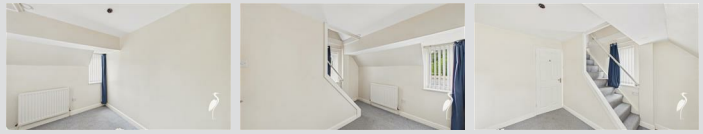
First Floor Landing

Double glazed window to side elevation.

Bedroom 1 10'4" x 11'10"

Double glazed window to front, radiator and built in furniture.

Bedroom 2 10'3" x 9'4"



Two double glazed windows to front and side, radiator and stairs to loft space.

Bedroom 3 6'11" x 10'10"

Double glazed window to rear, storage cupboard and radiator.

Bathroom

Bath with shower over and shower tap, vanity unit comprising low level wc and hand wash basin and a radiator. Double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Loft Space

Two storage cupboards, Velux window and electric heater.

Outside

Gardens to the front and rear.

Garage 17'2" x 9'10"

Two doors and double glazed window. Electric roller shutter access door.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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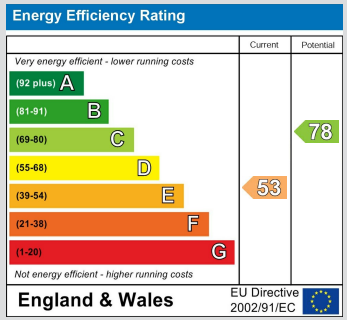
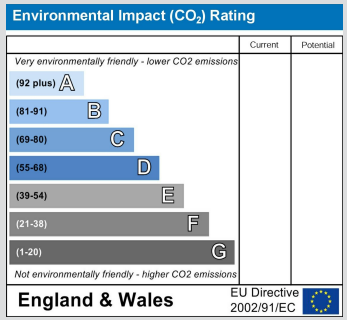
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





Ground Floor

First Floor

Second Floor

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Approximate total area(1)

97 m²

1045 ft²

Reduced headroom

3 m²

32 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.

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