









Nestled on Cheltenham Road in the desirable area of Hylton Castle, Sunderland, this recently refurbished end terraced house presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms and a contemporary bathroom, this property is designed for comfortable living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the stylish kitchen/diner, which boasts modern fittings and ample space for dining, making it ideal for family meals or social gatherings.

The property is arranged over two floors, ensuring a practical layout that maximises space and functionality. Externally, you will find delightful gardens to both the front and rear, providing a lovely outdoor area for children to play or for enjoying a quiet moment in the sun. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

Situated in a sought-after location, this property is within walking distance of excellent local amenities. Furthermore, its proximity to the A19, City Centre, and the coast enhances its appeal for those who commute or enjoy coastal outings.

With no upward chain, this home is ready for you to move in and make it your own. Early viewing is essential to fully appreciate the quality and charm this property has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator and stairs to first floor with storage under.

Lounge 13'10" x 11'10"



Double glazed bay window to front and radiator.

Kitchen/Diner 17'10" x 8'2"



Contemporary range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven and electric hob and cooker hood. Space for fridge freezer and washing machine. Double glazed window to rear, radiator and UPVC door to rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 12'10" x 10'3"



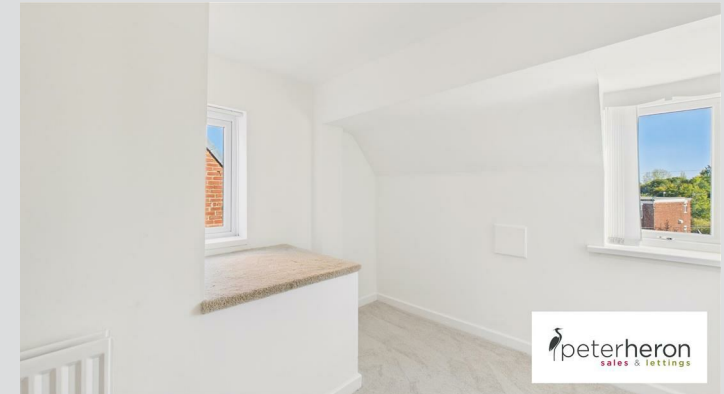
Double glazed window to front, radiator and storage cupboard.

Bedroom 2 10'10" x 6'11"



Double glazed window to rear and radiator.

Bedroom 3 10'3" x 8'10"



Double glazed windows to front and side, radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC and washbasin set into vanity unit, and bath with dual head shower over, chrome heated towel rail and double glazed window.

Outside



Gardens to the front and rear. Garage.

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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

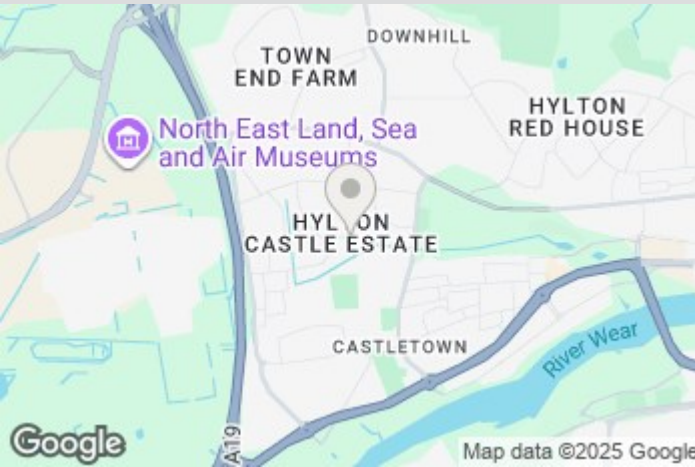
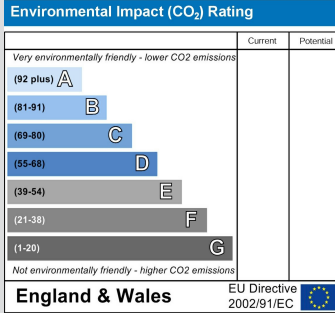
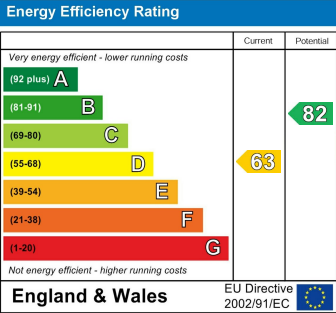
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

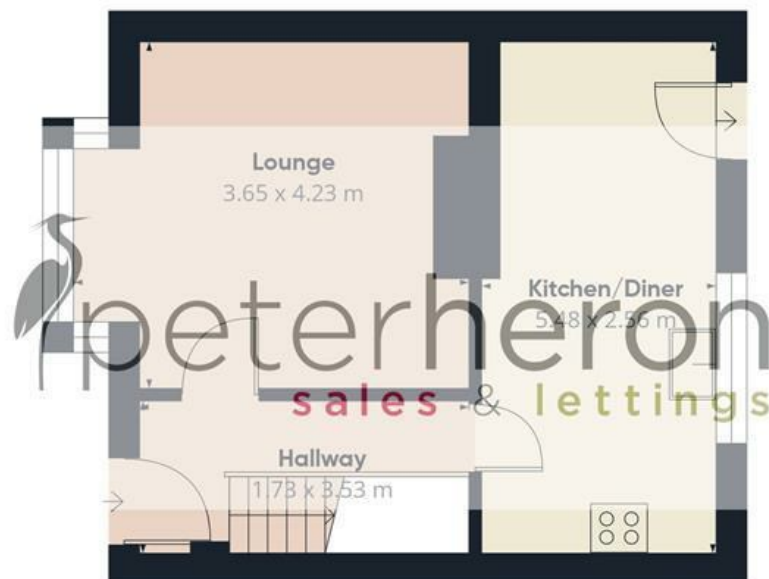
Ombudsman

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



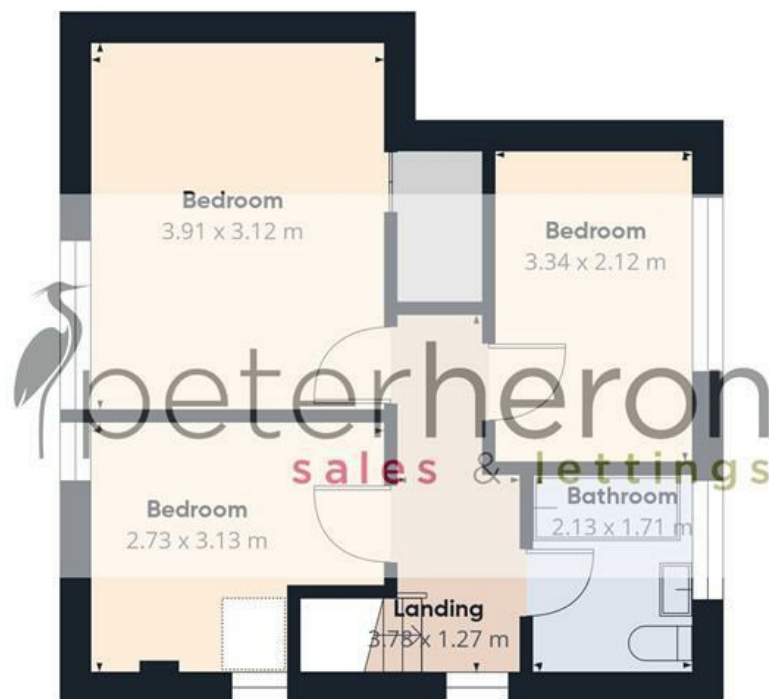
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Floor 0

Approximate total area⁽¹⁾
69.7 m²



Floor 1

(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.

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