



### 3 bed end of terrace house to buy in SR5

Washington Road, Hylton Castle,  
Sunderland, Tyne and Wear, SR5 3LJ

# £140,000

🏠 x3 🚗 x1 🚗 x1

Tenure  
**Freehold**

### Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ South Facing Rear Garden
- ✓ Double Garage
- ✓ EPC Rating C

Double Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*NEW CONSERVATORY\*\*SOUTH FACING REAR GARDEN\*\*TWO GARAGES\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive three bed family home, which boasts a double garage and is situated in the popular location of Washington Road, Sunderland. This spacious family residence is perfectly positioned within easy access to local shops and other amenities, great public transport and major road links via the A19. Situated within walking distance to an array of popular schools, as well as being a short driving distance to Fulwell Quarry Nature Reserve, Sunderland Royal Hospital, University and City Centre.

This well presented home is spacious throughout and briefly comprises of:- Entrance/porch, lounge, open plan kitchen/dining room and a new conservatory. To the first floor lies three well proportioned bedrooms and a three piece bathroom. Externally there is an enclosed garden to the front and to rear there is a South facing garden, in addition, there is two garages in a neighbouring en-bloc.

This property also has the benefit of double glazing throughout, remote central heating and a boarded loft, which can be accessed via an aluminium ladder.

Early viewing comes highly recommended to appreciate the size, standard and location of this property

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: End of terrace house

USPs: Garden

Parking: Double Garage

Heating: Gas

## Entrance/Porch

1.04m x 1.50m (3'4" x 4'11")

Property entrance leading to the hallway, which has laminate flooring and double glazed windows.



## Lounge

3.52m x 4.62m (11'6" x 15'1")

Spacious lounge with carpet flooring, feature gas fireplace, a storage cupboard, radiator and a double glazed front aspect bay window.



## Kitchen/Dining Room

2.58m x 5.46m (8'5" x 17'10")

Fitted kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, a stainless steel sink unit and plumbing for a washing. Laminate flooring, tiled splash back, a radiator, a double glazed rear aspect window and access to the conservatory.



## Conservatory

1.99m x 2.01m (6'6" x 6'7")

A new conservatory, which has double glazed conservatory with laminate flooring and an external door leading to the rear garden.



## First Floor Hallway

The first floor gives access to a fully boarded loft via aluminium ladder, the loft also has electricity.

## Bedroom One

3.12m x 3.75m (10'2" x 12'3")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

2.75m x 2.59m (9'0" x 8'5")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Three

3.19m x 2.74m (10'5" x 8'11")

Third bedroom with carpet flooring, a radiator and two double glazed windows.



## Bathroom

1.68m x 2.05m (5'6" x 6'8")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded, a radiator and a double glazed rear aspect window.



## Garage's

This home also benefits from a two garage's located in a neighbouring en-bloc. Each garage is approximately 20'8 x 11'2

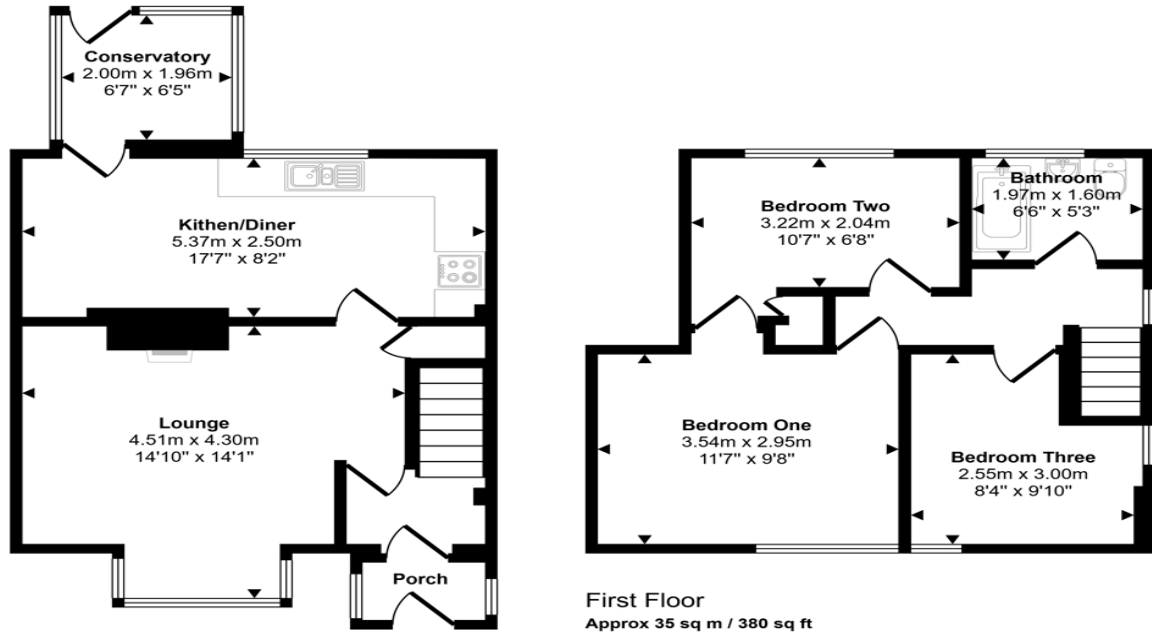


## External

Externally to the front there is an enclosed garden, which has gated access to the rear garden. To the rear lies a South facing garden laid to artificial turf and a decked area, there is also a water supply and good sized shed.



Approx Gross Internal Area  
76 sq m / 819 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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