



## 2 bed bungalow to buy in SR5

Brabant Gardens, Castletown,  
Sunderland, Tyne and Wear, SR5 3DB

**£170,000** Offers over

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ CONSERVATORY AND ENCLOSED GARDENS
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | DETACHED BUNGALOW | GAS CENTRAL HEATING | DOUBLE GLAZED | CONSERVATORY | NO UPPER CHAIN |

We are delighted to offer to the market this well presented and maintained two bedroom detached bungalow on the popular Brabant Gardens in Castletown. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden, set to lawn, and a double glazed conservatory. Great amenities close by including bus links to the City Centre.

Comprising briefly :- Composite door the entrance hallway with doors to the lounge, kitchen/diner, bedroom one, bedroom two and bathroom. A double glazed conservatory leads from the lounge with French doors to the patio.

Externally well placed on a corner plot with gardens to the front, side and rear.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: B

Tenure: Freehold

Price: Offers over £170,000

Property Type: Bungalow

Parking: Driveway

Year built: 2000

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with doors to the lounge, bedroom one, bedroom two, kitchen/diner and bathroom.



## Lounge

Double glazed French doors so the conservatory and central heating radiator.



## Conservatory

Double glazed conservatory with French doors to the garden.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one a a half bowl stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Double glazed window to the rear and door to the patio.



## Bedroom One.

Double glazed window to the front, central heating radiator and fitted wardrobes.



## Bedroom Two

Double glazed window to the front and central heating radiator.



---

## Bathroom

Comprising low level w.c., panelled bath and wash basin. Double glazed window to the side and central heating radiator.



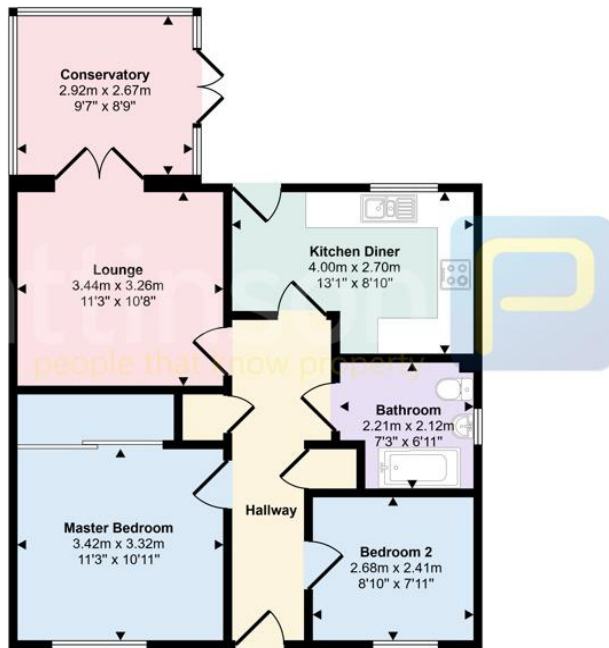
---

## External

Gardens lie to the front aside and rear with off street parking to the front.



Approx Gross Internal Area  
66 sq m / 714 sq ft



Floorplan

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>		75	80
(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	

Brabant Gardens, Castletown, Sunderland, Tyne and Wear, SR5 3DB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

