



Welwyn Close, Castletown, Sunderland, SR5

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Offers In The Region Of £250,000

* 3 BEDROOM * FREEHOLD * DETACHED * DOUBLE DRIVEWAY * KITCHEN EXTENSION * GARAGE * GARDEN * EPC RATING C *

This well-presented three-bedroom detached house is offered for sale in the popular residential area of Castletown, Sunderland, providing spacious and versatile accommodation that will appeal to a range of buyers.

To the front of the property, a double block-paved driveway provides off-street parking and leads to a single garage. Inside, the generous living room flows through to an open-plan dining area, with high ceilings throughout enhancing the sense of space and light. The extended kitchen is a real highlight, featuring a centre island, ample storage, an integrated dishwasher, gas hob and electric oven. Patio doors open directly onto the rear garden, creating an ideal space for everyday family living and entertaining.

The enclosed rear garden has been designed for low maintenance, with artificial grass, paved and decked seating areas, a garden shed and an established pear tree.

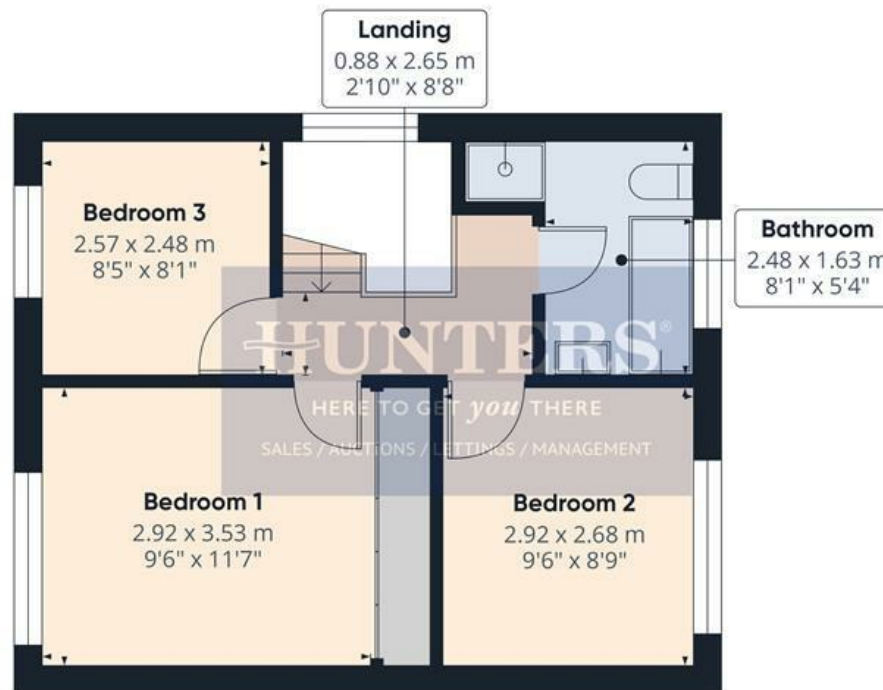
Upstairs, there are three bedrooms, including a spacious master bedroom with built-in storage and large windows, a second double bedroom and a third single bedroom. The fully tiled bathroom is fitted with a modern suite comprising a walk-in shower, separate bath and heated towel rail. Modern wood internal doors are fitted throughout the property.

Welwyn Close is located in Castletown, offering convenient access to local schools, shops and supermarkets, as well as riverside walks along the River Wear. Excellent transport links via the A1231 and A19 provide straightforward access to Sunderland city centre, Washington, Newcastle and Durham.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

95.6 m²

1030 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE360

Entry

3'4" x 35'5"

Living/Dining Room

10'0" x 22'6"

Kitchen

18'0" x 11'9"

Hallway

2'4" x 2'11"

Landing

2'10" x 8'8"

Bedroom 1

9'6" x 11'6"

Bedroom 2

9'6" x 8'9"

Bedroom 3

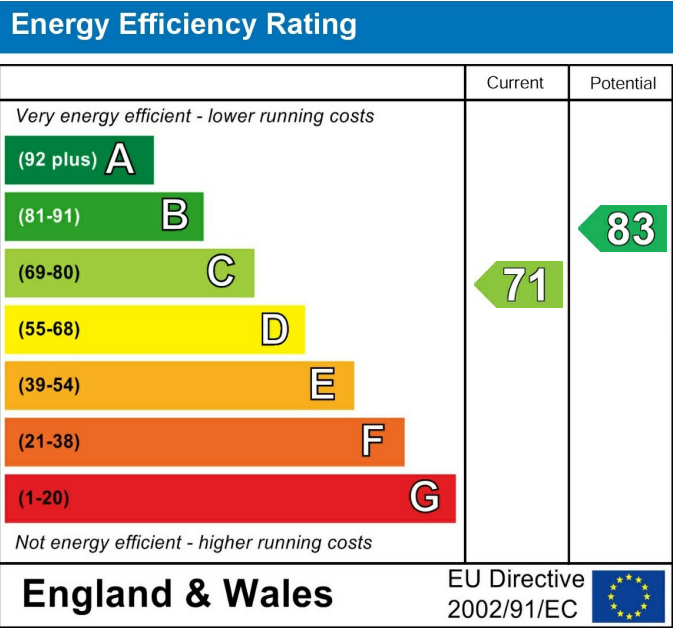
8'5" x 8'1"

Bathroom

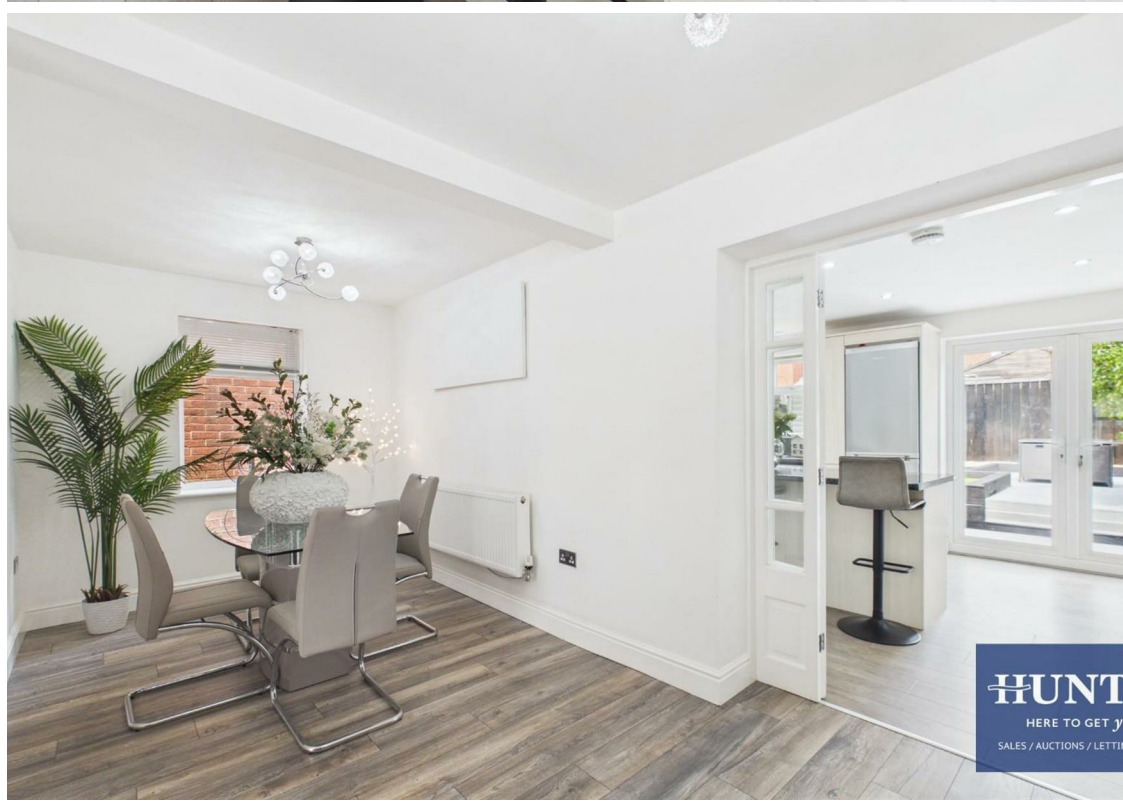
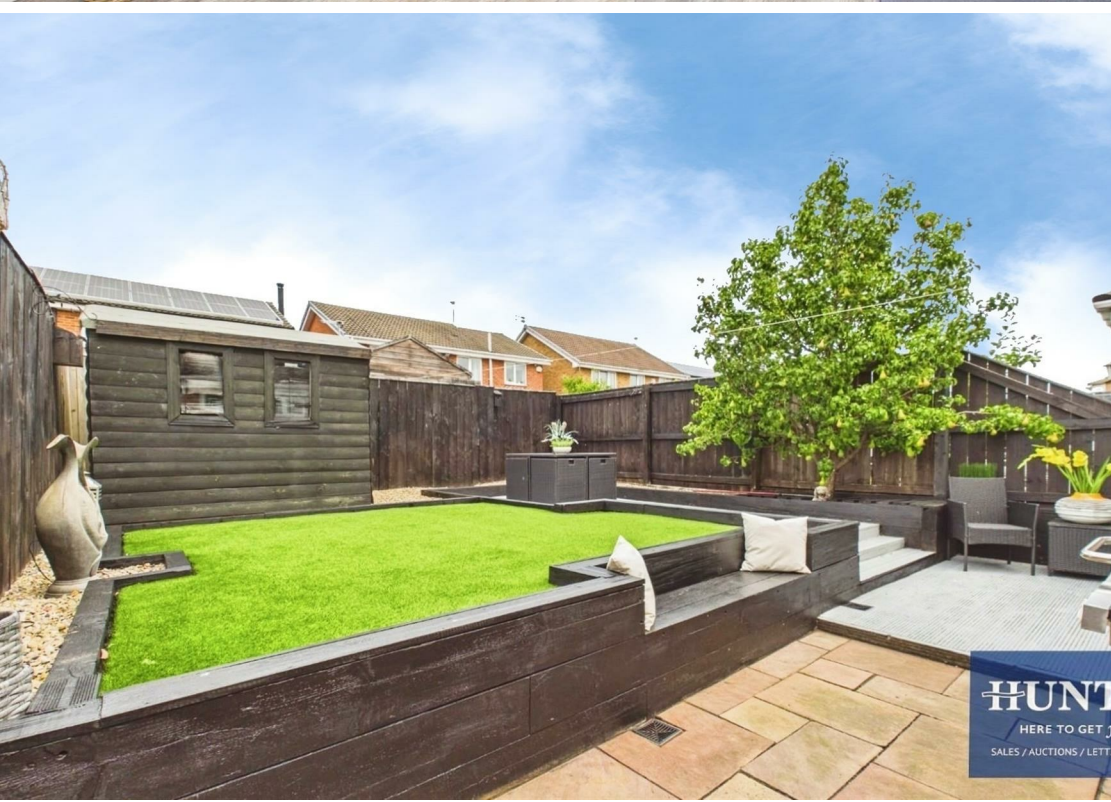
8'1" x 5'4"

Garage

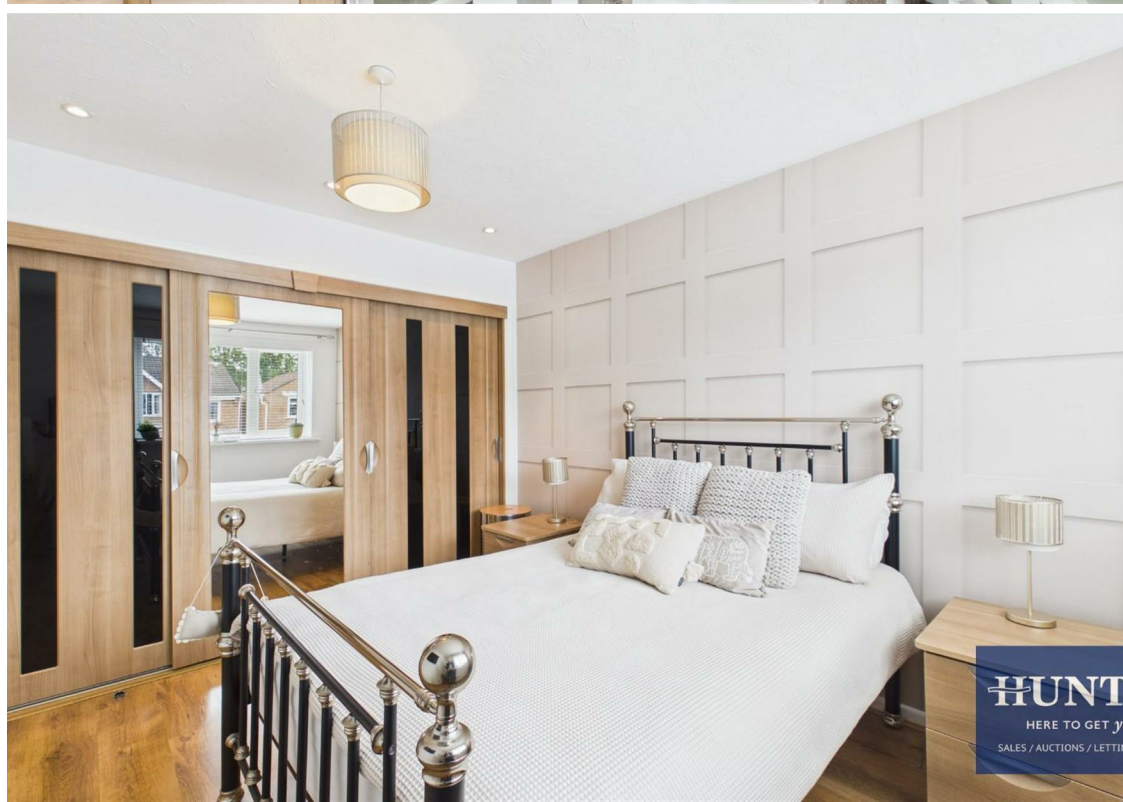
7'9" x 15'0"

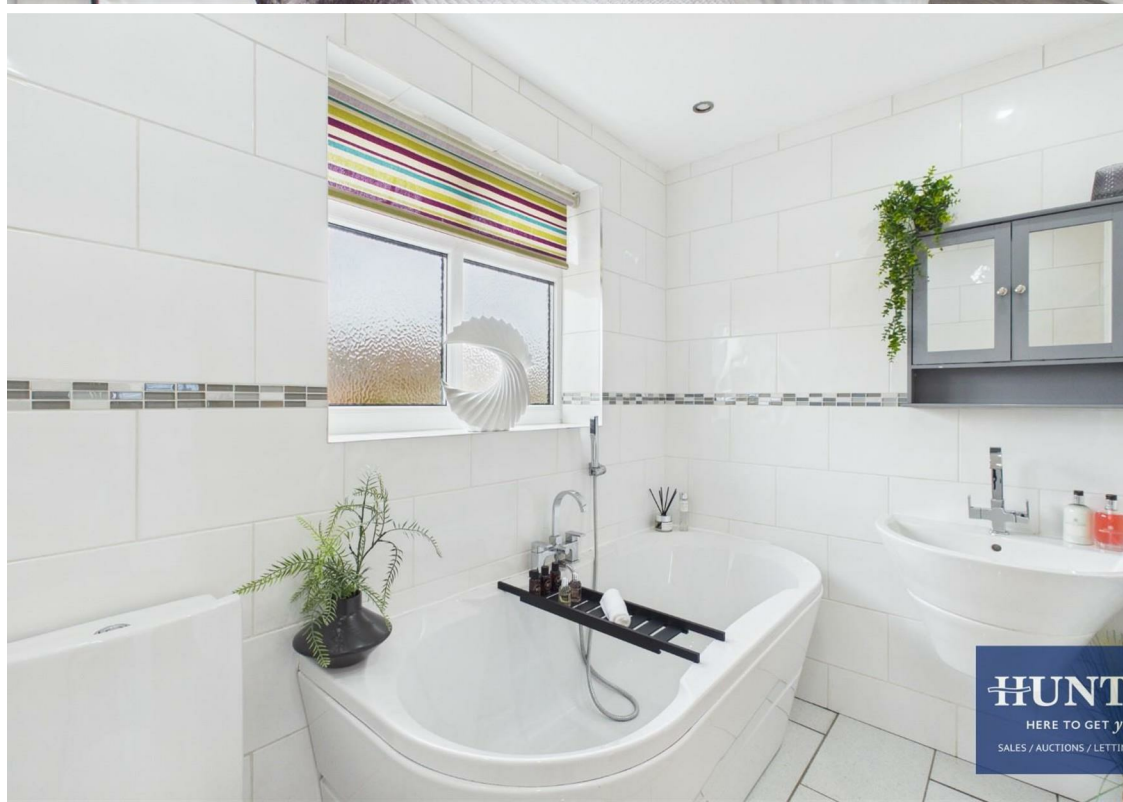
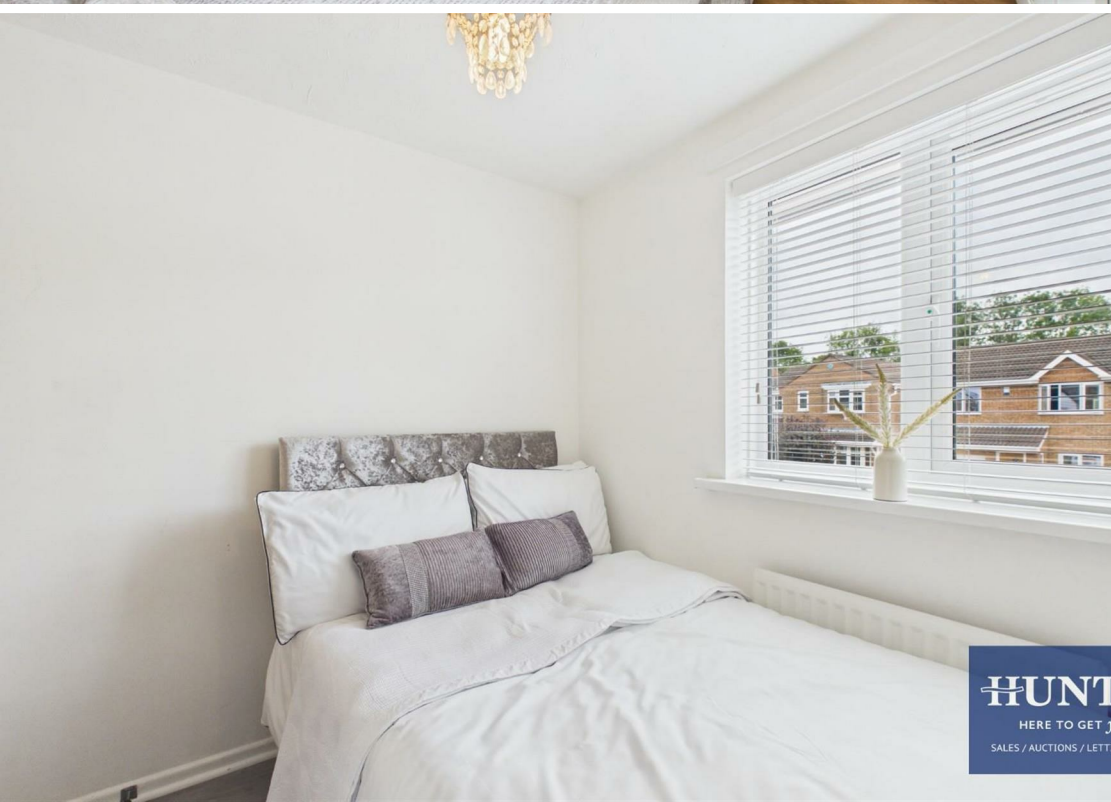


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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