



Lulsgate, Castletown, Sunderland, SR5

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Lulsgate, Castletown, Sunderland, SR5

Asking Price £349,950

• PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN • DETACHED HOUSE • FOUR BEDROOMS • TWO BATHROOMS • DOWNSTAIRS WC • OPEN PLAN • GARDENS TO REAR • SPACIOUS FAMILY HOME • DRIVEWAY • FREEHOLD • SR5 • COUNCIL TAX BAND - E • EPC RATING - TBC •

Presented for sale is this immaculate detached house, ideal for first time buyers and families seeking a comfortable and modern living environment. The property offers spacious accommodation across two reception rooms and boasts a total of four bedrooms, including a generously-sized double room.

The home features an open-plan kitchen that has been thoughtfully extended, incorporating a stylish kitchen island, granite countertops, and abundant natural light. Well-equipped for family life and entertaining, the kitchen is complete with a double oven and an American-style fridge freezer, built into the kitchen units.

There are two well-appointed bathrooms within the property. The first bathroom features a heated towel rail, a built-in bath, and wall-mounted taps for a contemporary finish. The second bathroom offers a feature rain shower, a heated towel rail, and a sleek wall-mounted sink.

Externally, the property benefits from spacious off-street parking, a well-maintained garden, and an EV charging point, catering to modern requirements. The sought-after location is well-served by excellent public transport links, nearby schools, and a variety of local amenities. For leisure and recreation, there are a selection of walking and cycling routes in the area, making it perfect for enjoying the outdoors.

Combining high-quality interiors with practical features and a prime location, this immaculate detached house offers an exceptional opportunity for buyers looking to settle in a desirable and well-connected community. Viewings are highly recommended to fully appreciate all that this outstanding property has to offer.

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Floor 0

Approximate total area⁽¹⁾

1560 ft²

144.9 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.

- Hallway

5'10" x 9'4"
- Office

14'11" x 7'2"
- Living Room 1

14'3" x 10'0"
- Kitchen/Dining Room

19'5" x 17'11"
- Living Room 2

21'8" x 7'5"
- WC

5'3" x 4'4"
- Bedroom 4

11'3" x 7'5"
- Hallway

2'10" x 2'3"
- Bedroom 2

8'2" x 18'1"
- Bathroom

5'6" x 8'2"
- Bedroom 3

11'6" x 9'6"
- Bedroom 1

16'7" x 7'4"
- En Suite

5'4" x 7'4"

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

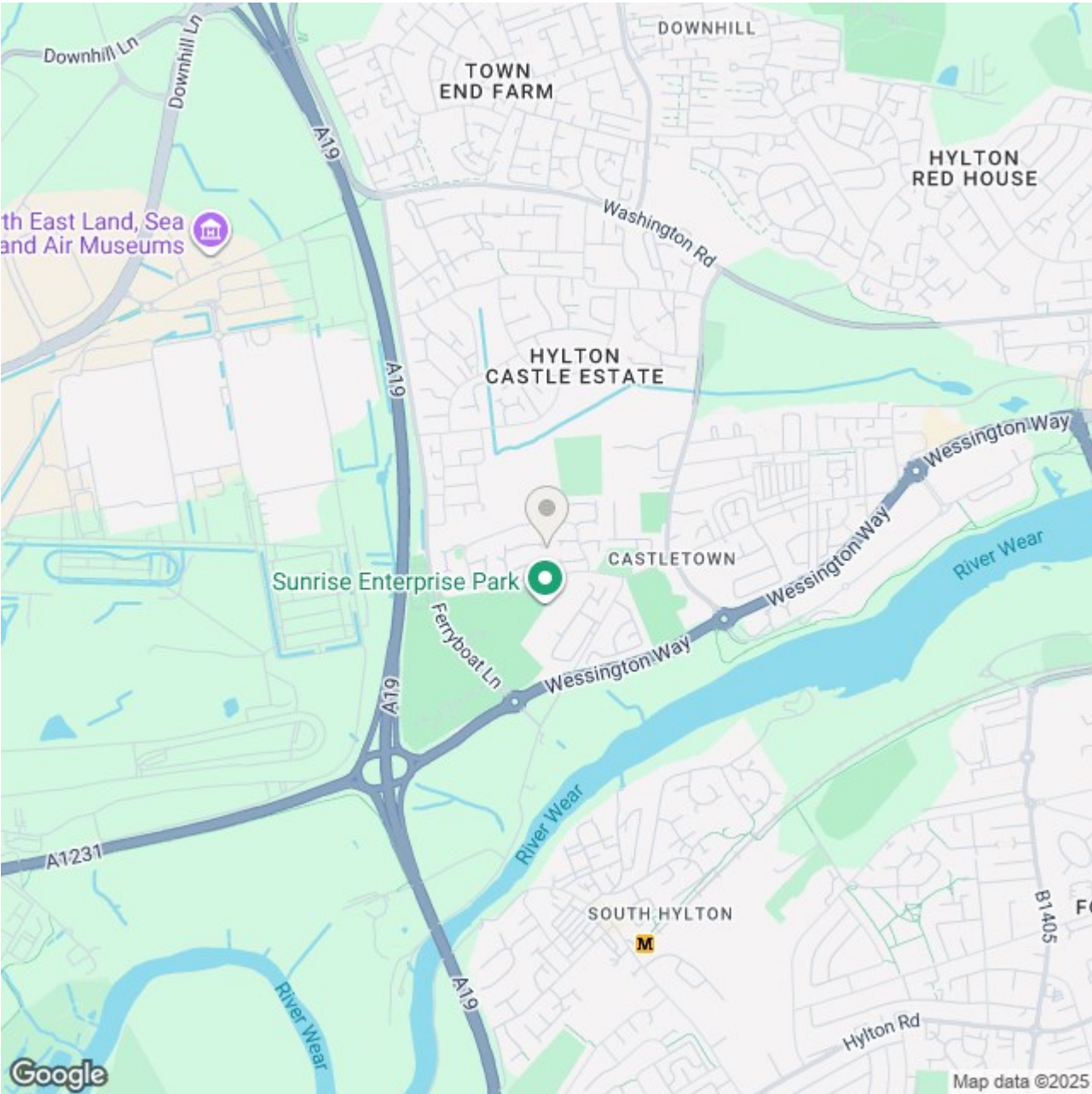
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

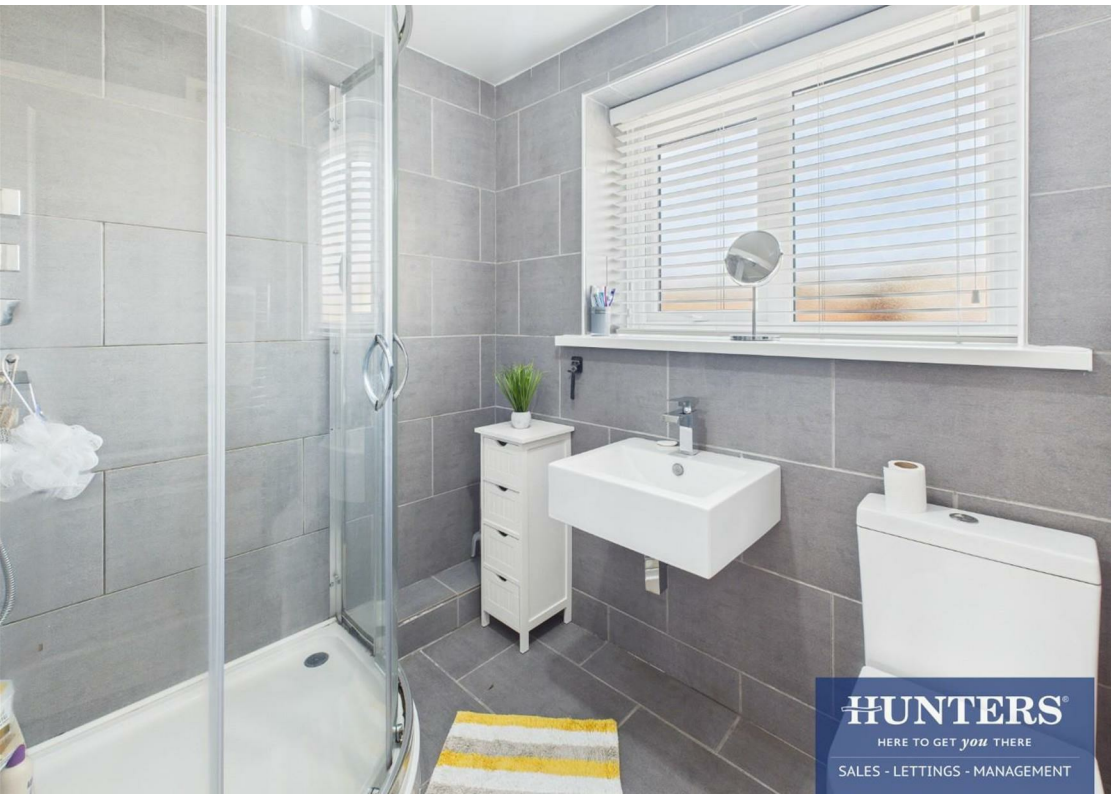
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