



Cowdray Road, Hylton Castle, SR5

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Cowdray Road, Hylton Castle, SR5

Offers In The Region Of £120,000

* 3 BEDROOM * END TERRACE * FREEHOLD * NO ONWARD CHAIN * GARDEN * COUNCIL TAX BAND A * EPC RATING C *

This three-bedroom end terrace house is for sale in Hylton Castle and offers well-proportioned accommodation that will appeal to first-time buyers, families and investors alike.

Inside, the property provides practical living space throughout. The main reception room benefits from large windows and a fireplace, creating a bright and comfortable setting. To the rear, the generous kitchen offers dining space, views over the garden and direct access outside, making it ideal for everyday living.

Upstairs, the master bedroom includes built-in storage, while two further single bedrooms offer flexibility for children, guests or home working. The bathroom is fully tiled and fitted with a bath and electric shower.

Externally, the property enjoys a private garden, providing useful outdoor space to relax or enjoy some gardening.

Conveniently positioned close to local amenities, schools and transport links, the property offers easy access to Sunderland city centre and surrounding areas.

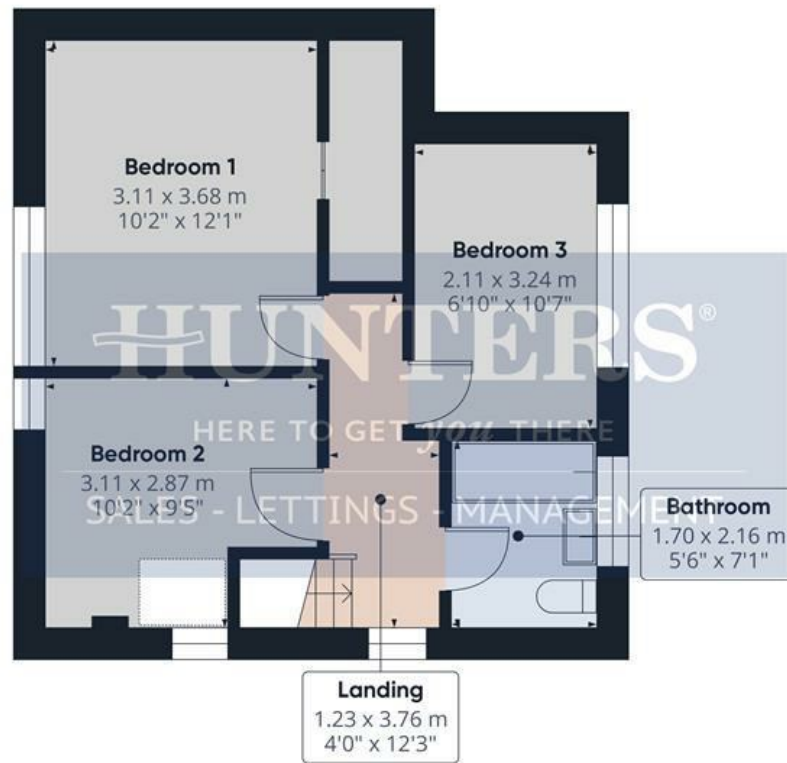
Offering plenty of potential for a buyer to make it their own over time, this three-bedroom end terrace represents a solid opportunity in a convenient location.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

69 m²
 745 ft²

Reduced headroom

0.1 m²
 1 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.

Hallway

11'4" x 5'6"

Living Room

13'6" x 11'9"

Kitchen

8'3" x 17'11"

Landing

4'0" x 12'4"

Bedroom 1

10'2" x 12'0"

Bedroom 2


10'2" x 9'4"

Bedroom 3

6'11" x 10'7"

Bathroom

5'6" x 7'1"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



