



Lulsgate, Castletown, SR5

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Lulsgate, Castletown, SR5

Asking Price £245,000

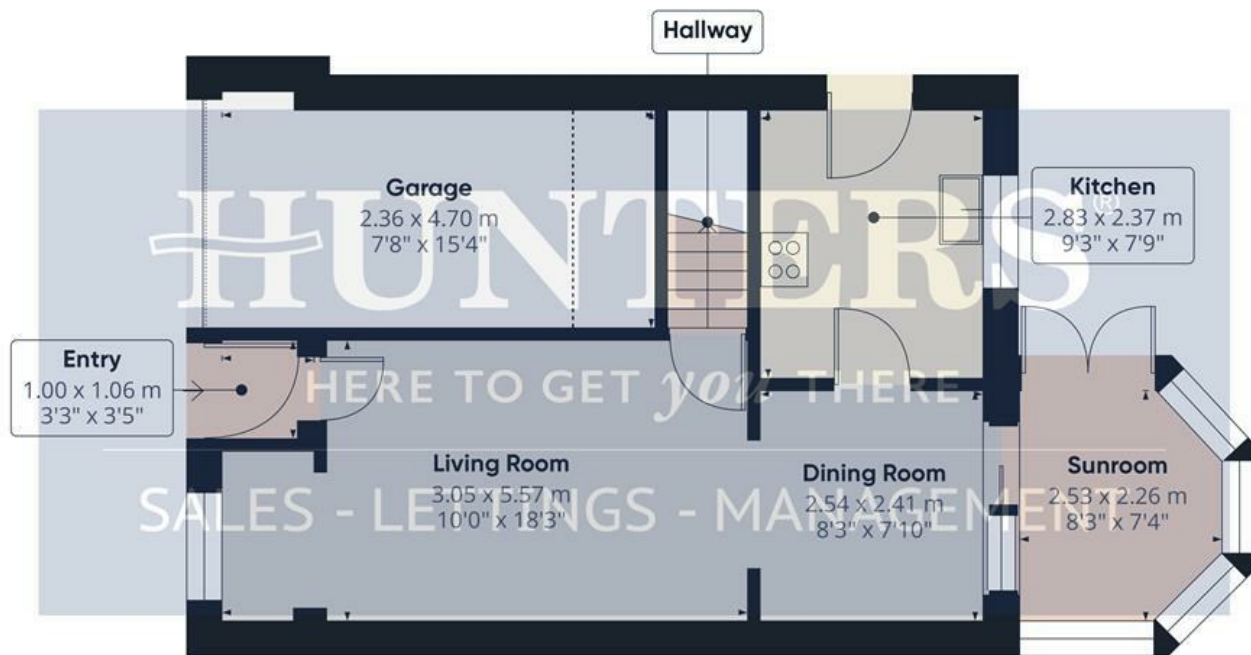
* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * DETACHED * FREEHOLD * GARDEN * COUNCIL TAX BAND C * EPC RATING C *

Positioned in the popular area of Lulsgate, Sunderland, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 891 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the parking space available for two vehicles, a rare find that adds to the overall appeal and convenience of living in this area. The garden is also a good size private space for relaxing or entertaining.

Lulsgate is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for families and professionals alike. With its spacious layout and thoughtful design, this house presents a wonderful opportunity for those seeking a new home in Sunderland. Whether you are looking to settle down or invest, this property is sure to meet your expectations. Do not miss the chance to make this charming house your own.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

82.7 m²
891 ft²

Reduced headroom

1.9 m²
21 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.

Living Room

10'0" x 18'3"

This spacious living room features a warm wooden floor that extends throughout the area, creating a welcoming atmosphere. The room benefits from natural light pouring in through the front window, while an archway leads through to the dining room, allowing for a smooth flow of space.

Dining Room

8'3" x 7'10"

Adjoining the living space is a separate dining room with access to the sunroom through sliding glass doors. The dining area is bright and neutral, with the same polished wooden flooring continuing from the living room, creating a pleasant environment for meals and entertaining.

Sunroom

8'3" x 7'4"

The sunroom is a charming extension with windows surrounding the space on three sides, flooding the room with natural light. It features terracotta floor tiles and a door opening onto the rear garden, making it an ideal spot to enjoy the outdoors from within the home.

Kitchen

9'3" x 7'9"

The kitchen offers a practical and clean space with contemporary white cabinetry and wood-effect worktops. There is an integrated oven with a gas hob above and a built-in microwave. The splashbacks are finished with pale mint green tiles, complementing the neutral walls and ceramic floor tiles. A window above the sink brings in natural light, and there is a door leading to the outside.

Landing

2'9" x 8'4"

A bright and airy landing area on the first floor provides access to the bedrooms and bathroom. The white

banister and neutral walls create a fresh and open feel, with a window positioned to allow natural light to filter through the space.

Bathroom

8'1" x 5'6"

The bathroom is modern and finished with large cream-toned tiles on the walls, creating a clean and sophisticated look. It includes a bathtub with a separate shower featuring waterfall shower, a sink set into a white vanity unit, and a heated towel rail, combining practicality with style.

Bedroom 1

9'7" x 13'6"

Bedroom 1 is a generously sized room with ample natural light from a large window. The walls are painted neutral tones and the floor is carpeted in a soft grey hue, providing a calm and restful space.

Bedroom 2

9'6" x 8'9"

Bedroom 2 is a comfortable room with carpet flooring and neutral walls, one of which is painted a muted coral colour. A wide window offers a pleasant view outside, filling the room with light.

Bedroom 3

8'3" x 8'3"

Bedroom 3 is a smaller room carpeted in a dark grey tone with neutral walls. A window looks out to the side of the property, providing natural light to the space.


Rear Garden

The rear garden is well maintained with a generous lawned area bordered by fencing and a paved patio adjacent to the property. It offers a private outdoor space ideal for relaxing or entertaining, accessible from the sunroom.

Front Exterior

The property's front exterior features a brick-built facade with a tiled roof. There is a paved driveway providing off-road parking and access to an integral garage. The front garden area includes a small lawn bordered by a hedge, offering a neat and welcoming entrance.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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.







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