



Crosthwaite Grove, Sunderland

Offers Over £120,000



Tenure: Freehold

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Crosthwaite Grove, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TWO BED
MID LINK HOUSE * GARDEN * DRIVEWAY * POPULAR
LOCATION * EASY ACCESS TO A19 & CITY CENTRE *
COUNCIL TAX BAND - A * EPC RATING - D *

Hunters welcome to the market this well presented two bedroom mid link home.

Occupying an an enviable position in this quiet cul-de-sac and boasting a large garden. The well proportioned accommodation is arranged over two floors and comprises entrance, living room, kitchen/diner, two first floor bedrooms and a bathroom all benefiting from UPVC double glazing and gas central heating.

Externally there is a driveway providing off street parking and a delightful rear garden with decked area.

Perfectly situated on this popular modern development in Hylton Castle and ideally located for all amenities, close to schools and excellent transport links to Sunderland city centre and wider road networks.

Sure to appeal to a wide range of buyers !

Internal inspection is highly recommended.





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Bedroom
10'11" x 12'8"
3.35 x 3.87 m

Bedroom
11'4" x 6'5"
3.47 x 1.97 m

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547.38 ft²
50.85 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	71	87	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92+plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
England & Wales EU Directive 2002/91/EC			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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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