Laing Close, Castletown, SR5

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Laing Close, Castletown, SR5

Asking Price £255,000

*PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * DETATCHED * FREEHOLD * 3 BEDROOM * 2 BATHROOM * GARDEN * COUNCIL TAX BAND C *EPC RATING B *

For sale: a detached three-bedroom house in Laing Close, Sunderland, set on a corner plot with a generous garden and parking to the side.

This nearly new, well-presented home offers a light, airy feel throughout. The ground floor includes a reception room with dual windows and a fireplace, creating a comfortable main living area. The attractive modern kitchen has dining space, dual windows with a garden view, and direct access to the garden. A useful utility room sits just off the kitchen, and there is a convenient downstairs WC.

Upstairs, the master bedroom features dual windows and an en-suite shower room with walk-in shower and partial tiling. There are two further double bedrooms, one of which also benefits from dual windows. The main bathroom is partially tiled and includes a bath.

The property is well placed for families, with nearby schools in the local area and parks such as Roker Park and Barnes Park a drive away, offering green space, play areas and pleasant walks.

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SALES - LETTINGS - MANAGEMENT

Floor 0

Floor 1

Approximate total area(1)

81.2 m²

875 ft²

(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.

GIRAFFE360

Hallway
6'4" x 7'2"

Living Room
17'3" x 9'9"

Kitchen
17'3" x 9'1"

Utility Room
5'4" x 7'3"

WC
4'10" x 3'8"

Landing
11'5" x 6'9"

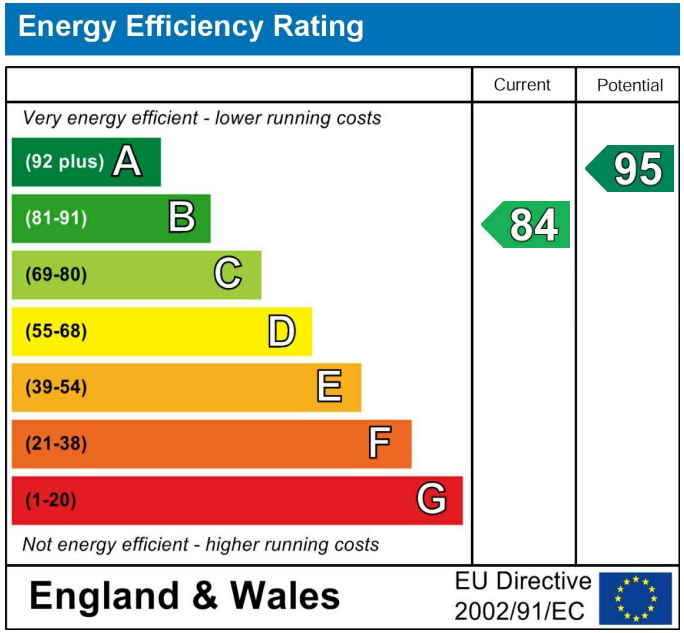
Bedroom 1
17'2" x 9'10"

En-Suite
6'10" x 4'7"

Bedroom 2
8'10" x 9'8"

Bedroom 3
8'2" x 9'7"

Bathroom
5'5" x 6'9"



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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