Capetown Road, Hylton Castle, Sunderland

£104,950

Available with immediate vacant possession and no upward chain, this popularly situated three bedroom semi detached home sitting within a corner plot with gardens to the front, side and rear offers an exciting opportunity for first time buyers and families alike.
Positioned just off Ferryboat Lane on the periphery of Hylton Castle, the property offers generous living accommodation over two floors comprising entrance porch, reception hall, lounge, kitchen, dining room, three bedrooms and a bathroom whilst features of note include double glazed windows with some being triple glazed and gas central heating.
Ideal for those commuting to the wider Northeast region and particularly convenient for Nissan, Doxford International and Amazon workers, this competitively priced home is in need of general modernising and updating but carries huge potential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Windows to the front and side.

Hallway

Stairs to the first floor and radiator with radiator cover. Doors to kitchen and lounge.

Lounge 11'4" x 15'11"

Windows to the front and side, feature electric fire and double radiator.

Kitchen 10'0" x 11'1"

Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit, space provided for the inclusion of a washing machine, oven and hob, fridge and freezer, pantry cupboard, ladder style radiator and window to rear. Door to dining room.

Dining Room 7'1" x 9'10"
Window to the front, radiator and fitted cabinet. Door to outhouse.

First Floor Landing
Access point to loft with combi boiler.

Bedroom 1 13'7" x 9'3"

Window to front and radiator.

Bedroom 2 11'8" x 9'1"

Window to the rear and radiator.

Bedroom 3 8'5" x 6'5"

Window to the rear and radiator.

Bathroom

Low level WC with concealed cistern, washbasin and bath, heated towel rail, window to the rear and fitted cabinets.

Outside
Low maintenance rear garden with a storage areas and to the front is a generous front garden with a driveway.

MAIN ROOMS AND DIMENSIONS

Council Tax Band
The Council Tax Band is Band A.

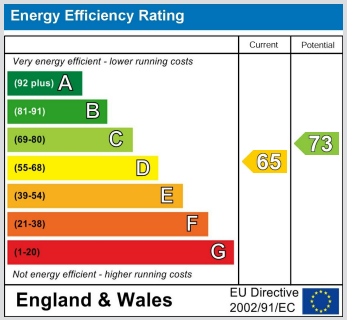
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

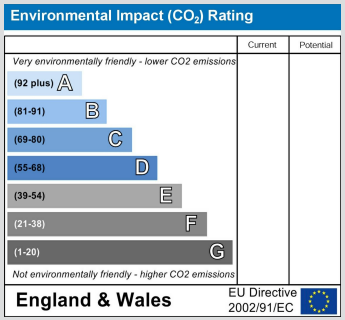
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

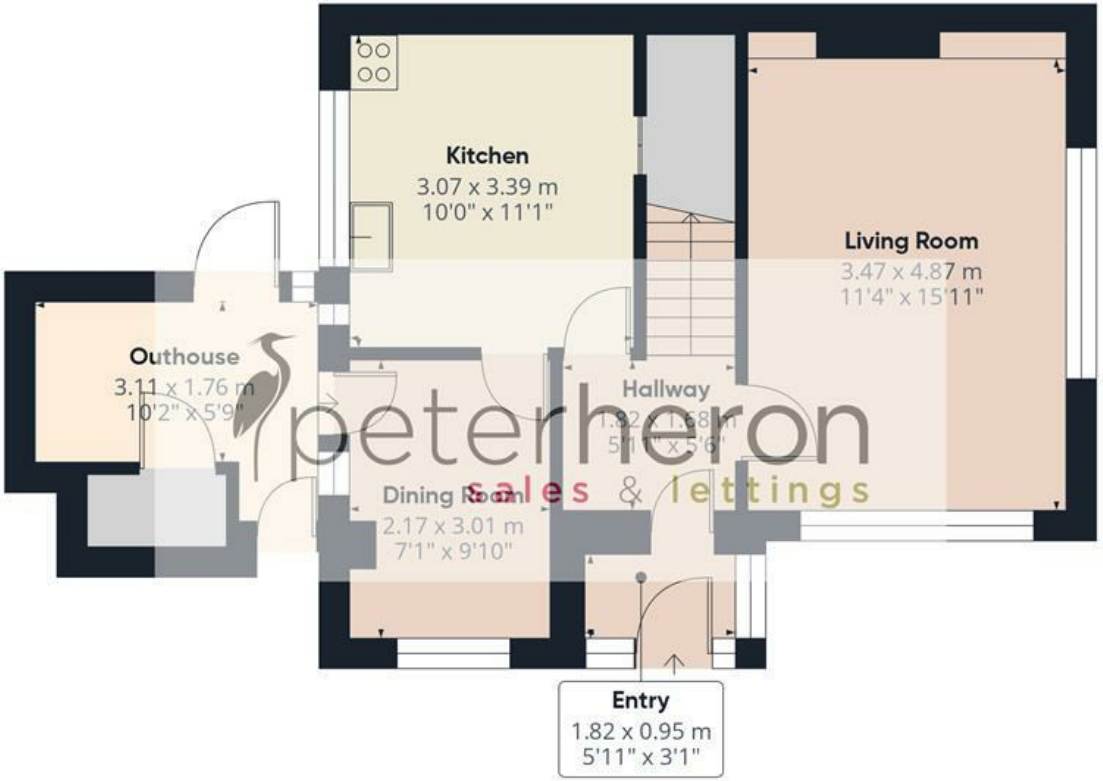
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

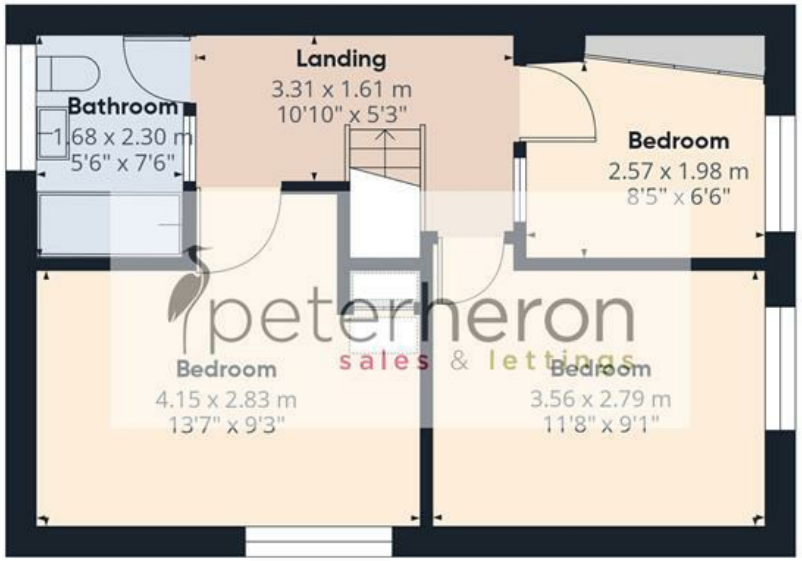
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

87.4 m²

943 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