



North View, Sunderland

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A fantastic opportunity has arisen to the market to acquire a wonderful detached house, situated within a popular residential area of Sunderland. Offering spacious living areas throughout and three bedrooms, this freehold property benefits from cavity wall insulation and a loft; presenting an ideal opportunity for those seeking for a home within this area.

The accommodation begins in a welcoming hallway providing access to all principal rooms of the ground floor and to the first floor via a staircase. The ground floor briefly comprises of a generous living room benefitting from French doors allowing for access out to the front of the property and an open plan dining kitchen showcasing ample dining room, a centre island and a range of high quality fitted units and appliances. There is also a games room with a fitted bar and patio door allowing for access to the side garden. To the first floor landing there are three spacious bedrooms, one of which benefits from a versatile study room; as well as a three piece family bathroom.

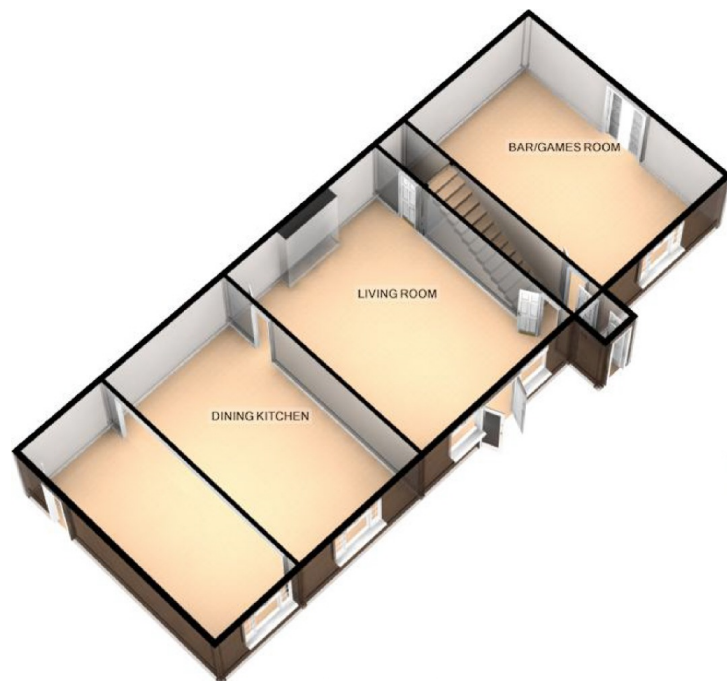
Externally, to the front of the property there is an extended driveway which showcases a wonderful centre piece and allowing for off street parking space for multiple vehicles. There is also a wonderful garden, laid mainly to lawn with a decked sitting area, providing ample outdoor space.

City of Sunderland is situated on the River Wear and is a metropolitan borough named after Sunderland; comprising of the city and neighbouring towns Houghton-le-Spring and Washington. It has excellent amenities, including shops, bars, restaurants and nearby schooling.

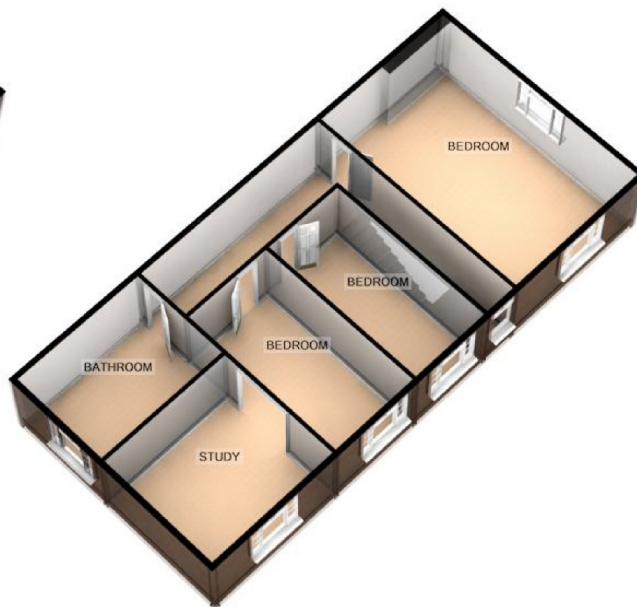
Offers over £325,000

EPC Rating D





GROUND FLOOR



FIRST FLOOR

LIVING ROOM	21'0 X 15'9
DINING KITCHEN	21'0 X 20'5
BAR/GAMES ROOM	21'0 X 13'9
MASTER BEDROOM	21'0 X 14'0
BEDROOM TWO	16'8 X 7'9
BEDROOM THREE	16'5 X 7'6
STUDY	11'5 X 11'2
BATHROOM	11'10 X 8'4

NORTH VIEW, CASTLETOWN, SUNDERLAND

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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ESTATE AGENTS



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PROPERTY MANAGEMENT



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