



## 4 bed detached house to buy in

Ethel Terrace, Castletown, Sunderland,  
Tyne and Wear, SR5 3BQ

**£120,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ For sale via modern auction
- ✓ 4 Bedroom detached family home
- ✓ Incredibly rare
- ✓ Huge potential
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale via online auction this rare-to-market, four-bedroom detached residence.

Occupying a generous plot in the heart of Castletown, this property represents a fantastic opportunity for investors or those looking to create a bespoke family home. While the property requires a full scheme of modernisation, it boasts modern enhancements including owned solar panels, a recently replaced combi boiler, and significant external space.

Key Features:

**Detached Residence:** A substantial four-bedroom property offering privacy and space.

**Modernisation Project:** An ideal "blank canvas" for those looking to add significant value.

**Generous Plot:** The site is approximately 0.16 acres (7,000 sq ft), offering substantial outdoor space (please note: plot size cannot be 100% validated).

**Owned Solar Panels:** Sustainable energy features already in place to help reduce future utility costs.

**Extensive Outdoor Space:** Large private gardens to the rear, offering potential for landscaping or further extension (subject to planning).

**Ample Parking:** Space for multiple vehicles via a private driveway and garage.

Property Layout:

**Ground Floor:** A welcoming entrance hall serves as the heart of the home, leading into a light-filled, spacious living room perfect for relaxing. The separate formal dining room offers a dedicated space for entertaining, while the kitchen and adjoining utility room provide a practical hub for family life. The ground floor also benefits from convenient internal access to the integral garage.

First Floor: Upstairs, the landing leads to four impressively sized bedrooms, each offering a bright and airy feel. The family bathroom is a standout feature, designed with a four-piece suite that includes both a bathtub and a separate shower cubicle equipped with a modern electric shower.

#### Location & Amenities:

Located on a quiet residential terrace, the property is perfectly positioned for both local conveniences and regional commuting:

Immediate Essentials: Just steps away from Morrisons Daily and the Castletown Post Office for everyday needs.

Shopping & Leisure: Minutes from Hylton Riverside Retail Park.

Transport Links: Excellent access to the A19 and A1231 (Wessington Way), providing direct routes to Newcastle, Durham, and Sunderland City Centre.

Green Space: Close to Hylton Castle and the River Wear for outdoor recreation.

#### Viewings & Legal Pack:

Interested parties are strongly advised to view the property and download the Legal Pack from the Pattinson Auction platform prior to bidding.

Contact Pattinson Sunderland for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



## Utility



## Garage



## W/C



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bedroom 4



## Bathroom



Approx Gross Internal Area  
122 sq m / 1309 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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