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26 Pinfold Court, Cleadon, Tyne and Wear SR6 7RE

Offers Around £125,000

This two double bedroom, Leasehold apartment is located on the ground floor of this desirable secure living development for the over 60's and offers a Juliette Balcony via double doors from the spacious Living Room. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful property also offers double glazing, secure entry system and electric heating. There is a communal reception, residents sitting room with kitchen facilities off, laundry, lift and staircase access to upper floors plus House Manager. There is also a guest suite for family and friends who require an overnight stay, subject to availability. The spacious living accommodation briefly comprising; Entrance Hall with walk in storage cupboard, 18ft Living/Dining Room with door leading to Juliette Balcony, fitted Kitchen with some integrated appliances, Bathroom and 2 Double Bedrooms, one with fitted wardrobes. This property must be viewed to appreciate the accommodation on offer.

Council Tax Band C

Lower Ground Floor

Communal Entrance



Residents Lounge



Ground Floor

Apartment

Hallway

Entrance to the apartment is via a door which opens to reveal the hallway. Heating is provided by a wall mounted electric heater and a large walk in cupboard provides storage space.

Living/Dining Room

18'8" x 14'10" max (5.70 x 4.53 max)



Natural light floods into this beautiful room from windows to three elevations and double doors open to reveal a Juliette Balcony. The focal point of this room is a feature fire surround with inset electric fire. This room also has the benefit of plaster work coving to the ceiling, secure entry system and wall mounted electric heater. Double doors provide access to the Kitchen.

Dining Area



Kitchen

8'5" x 8'7" (2.59 x 2.64)



The neutral decor in this room is complemented by a range of fitted floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob with extractor hood over, fridge and freezer. There is also a double glazed window, splash back tiling to the walls and coving to the ceiling.

Bedroom 1

9'1" x 15'0" (2.79 x 4.58)



This spacious double bedroom offers a double glazed window with views over Boldon Lane. Background heating is provided by a wall mounted electric heater, there is also plaster work coving

to the ceiling. Mirror fronted, bi-fold door wardrobes provide hanging and storage space.

Bedroom 1



Bathroom



Facilities of this room include a panelled bath with shower over, close coupled w.c. and wash hand basin set into a vanity unit also providing cupboard space. There is splash back tiling to the walls and background heating is provided by a wall mounted electric heater.

Bedroom 2

12'0" x 7'6" (3.68 x 2.31)



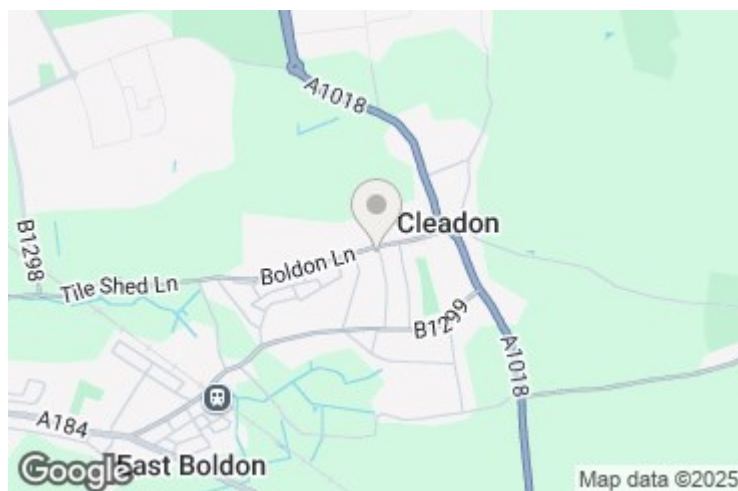
The decor of this double bedroom is complimented by a double glazed window with views over the landscaped gardens to the

side of the property. There is also plaster work coving to the ceiling and a wall mounted electric heater provides background heating.

Exterior



The communal landscaped grounds are well maintained, with lawned areas, mature trees and shrubs providing a secure environment to sit and relax in the various seating areas, there is also a feature pond. A car park providing off street resident parking located close to the entrance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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