













Sitting within a very popular section of the conveniently located village of Castletown, set near the A19 and perfect for commuting, this well presented two bedroom semi detached home with south west facing gardens to the rear is available with no upward chain, being ideal for first time buyers. Accommodation comprises entrance vestibule, lounge, dining room, kitchen, ground floor WC and two first floor bedrooms, one boasting an en-suite shower room and a separate bathroom whilst features of note include gas central heating, UPVC double glazing and gardens to the front and rear. Within easy reach of Nissan, Amazon, Doxford International Business Park and Sunderland City Centre, this lovely home is guaranteed to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Inner UPVC door to lounge.

Lounge 18'1" x 12'5"







Double glazed window to front, radiator, feature fireplace and stairs to the first floor with storage under. Door to dining room.

Dining Room 10'1" x 9'6"





Double glazed UPVC French doors to rear, radiator and storage cupboard. Door to kitchen.

Kitchen 11'4" x 9'5"







Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer

unit with mixer tap. Integrated low level fridge and freezer, space for oven and washing machine, pantry, 2x double glazed windows to the rear and radiator. Door to outhouse.

Outhouse 7'5" x 4'10"

UPVC door to front.

Separate WC



Low level WC and hand wash basin.

Storage/Utility 6'10" x 6'4"

Window to the front, base unit incorporating single bowl stainless steel sink and drainer unit.

First Floor Landing

Access hatch to loft and double glazed window.

Bedroom 1 12'11" x 11'3"





Double glazed window to front, radiator, built in wardrobes and door to the en suite.

En Suite Shower Room



Low level WC, hand wash basin, walk in shower cubicle and double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 9'8"





Double glazed window to rear, radiator, built in wardrobes and dresser.

Bathroom





Low level WC, hand wash basin and bath with shower over, double glazed window.

Outside





Generous gardens to the front and rear.

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

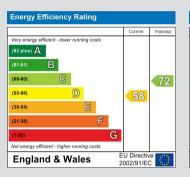
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

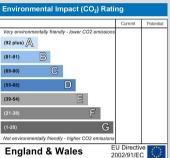
Opening Times

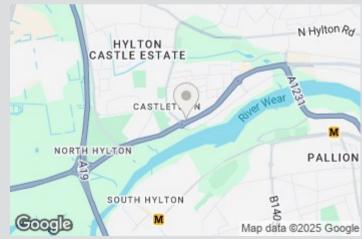
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

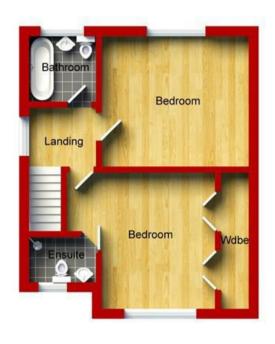




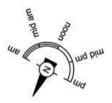








Ground Floor Approximate Floor Area (53.20 sq.m)



First Floor Approximate Floor Area (36.80 sq.m)