















Nestled on Elizabeth Street in the charming area of Castletown, Sunderland, this delightful mid-terraced house presents an excellent opportunity for both first-time buyers and savvy investors. Its prime location ensures that you are just a short stroll away from a variety of local amenities, including a good selection of shops, while also enjoying easy access to the A19 corridor.

Upon entering the property, you are welcomed by an entrance hall that leads into two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, and the bathroom is conveniently located on the ground floor. Ascending to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat.

Externally, the property boasts an enclosed courtyard to the rear, providing a private outdoor space. The home benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

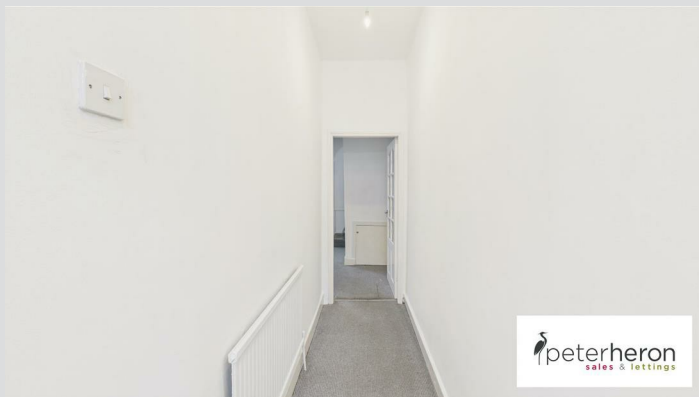
With no upward chain, this property is ready for you to move in without delay. Early viewing is highly recommended to fully appreciate the potential this home has to offer. Whether you are looking to settle down or invest, this terraced house on Elizabeth Street is a fantastic choice.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Radiator. Door to dining room.

### Lounge 13'5" x 12'11"



Double glazed window to front and radiator. Open plan into dining room.

### Dining Room 17'1" x 12'11"



Double glazed window to rear, radiator and stairs to first floor with storage under.

### Kitchen 19'2" x 6'9"



Base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space provided for oven, fridge freezer, washing machine and tumble dryer. Cupboard housing wall mounted boiler. Double glazed window to rear.

### Rear Hall

UPVC door to rear.

### Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

### First Floor Landing

### Bedroom 1 14'2" x 10'4"



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

### Bedroom 2 12'11" x 7'10"



Double glazed window to front and radiator. Door to bedroom 3.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 11'11" x 7'4"



Double glazed window to front, radiator and built in wardrobes.

## Outside



Enclosed rear courtyard.

## 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.

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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

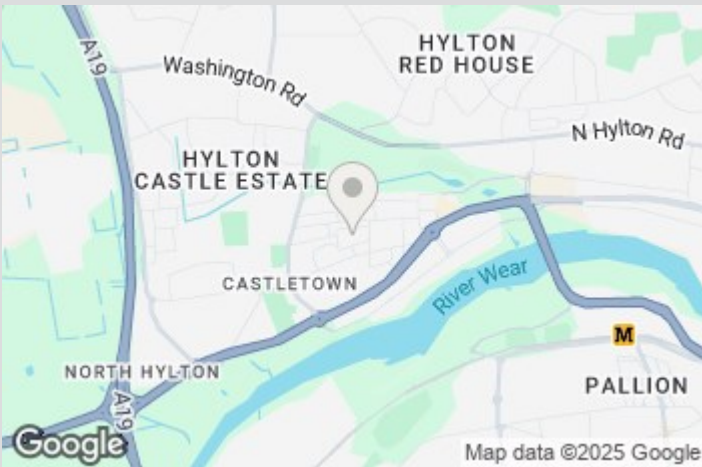
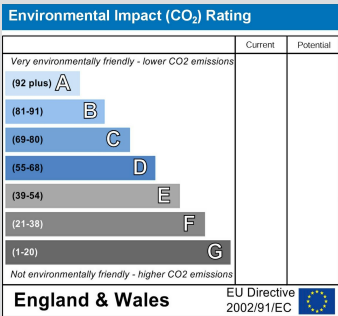
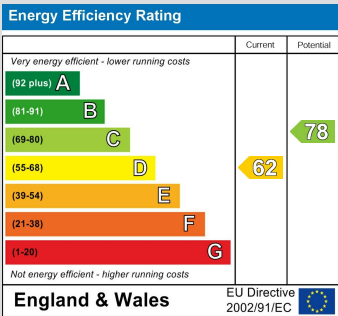
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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.





Floor 0

**Approximate total area<sup>(1)</sup>**  
91.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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