









This spacious four bedroomed mid terraced double fronted dormer cottage provides a wonderful living space, situated on a quiet street in Castletown close to many excellent amenities. Ready to move into, the property is arranged over two floors, the internal accommodation comprises of an entrance vestibule, lounge open plan to dining room, modern kitchen, family room, bedroom 4/study and three further bedrooms to the first floor together with a contemporary bathroom. Externally there are gardens to the front and rear. Conveniently located just off Wessington Way/A1231, which offers immediate access onto the A19 the through to Nissan, Amazon and Doxford International Business park and within walking distance of an array of amenities including shops and schools. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Inner UPVC door to lounge.

Lounge 15'2" x 11'6"



Double glazed window to the front, radiator and feature fireplace. Open plan into dining room.

Dining Room 17'8" x 9'11"



Double glazed UPVC French patio doors to the rear, radiator and stairs to the first floor with storage cupboard under. Doors to kitchen and bedroom four/study.

Kitchen 15'9" x 8'0"



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

unit with mixer tap. Space provided for the inclusion of cooker and low level fridge and freezer. Pantry cupboard, radiator, two double glazed windows and UPVC door to rear.

Bedroom 4/Study 9'11" x 8'10"



Double glazed window to the rear and radiator. Door to family room.

Family Room 11'6" x 11'4"



Double glazed window to the front and a radiator.

First Floor Landing

Radiator.

Bedroom 1 13'10" x 11'1"



Double glazed window to the front and radiator.

Bedroom 2 11'1" x 10'4" max



Double glazed window to the front and radiator.

Bedroom 3 11'3" x 10'11"



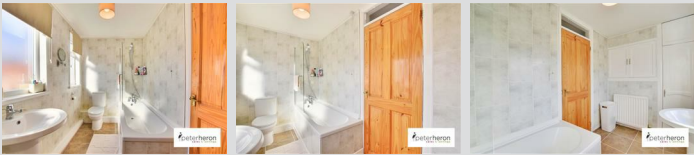
Double glazed window to the rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, hand wash basin and bath with shower over, radiator, two double glazed windows and built in storage cupboards.

Outside



Delightful garden to the rear with artificial lawns and timber decked seating area.

Council TaxBand

The Council Tax is Band A.

Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Rent Charge

We have been advised by our clients there is a Rent charge of £4 per annum. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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.

Opening Times

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

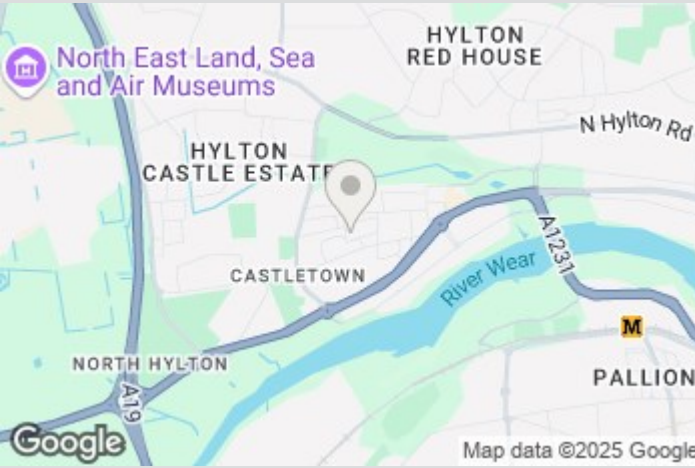
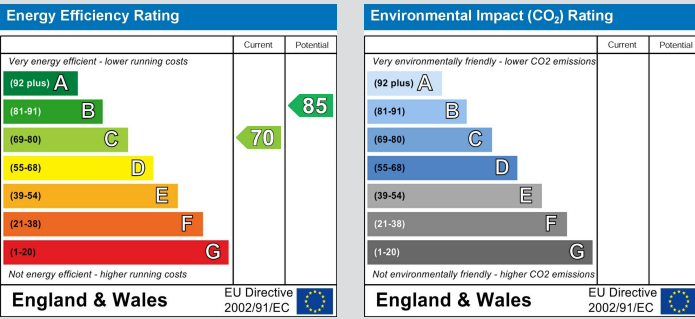
Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on .

Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

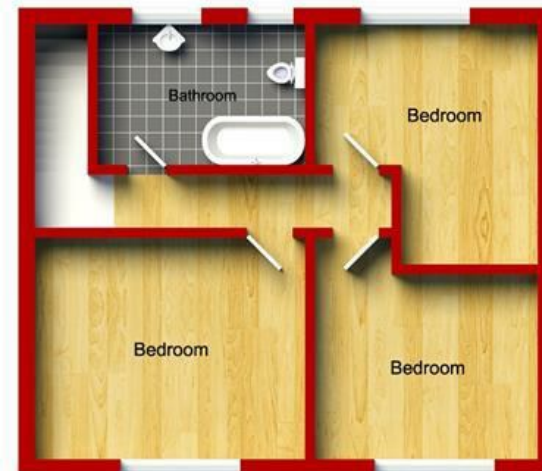
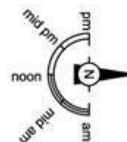


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Ground Floor
Approximate Floor Area
(69.20 sq.m)



First Floor
Approximate Floor Area
(50.00 sq.m)