









A superb three bedroom semi-detached house, available for sale with immediate vacant possession and no upper chain involved, situated on Lansbury Way within this ever popular area of Castletown. Finished to an excellent standard throughout and internally comprising an entrance porch, hall, lounge open plan into dining room, modern kitchen fitted with integrated appliances, extended family room and separate WC. To the first floor there are three bedrooms and a modern family bathroom. Externally there is a block paved area to the front and a delightful lawned garden to the rear. This convenient location provides a range of local amenities, shops and schools as well as offering excellent transport connections, including the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door into

Entrance Porch

Inner UPVC glass panelled door to hall.

Hallway



Stairs to the first floor and under stair storage and radiator.

Lounge 12'5" x 11'8"



Featuring a double glazed bay window to the front elevation and a radiator. Open plan into dining room.

Dining Room 18'2" x 9'6"



Radiator. Open plan into kitchen. Door to separate wc and family room

Kitchen 16'5" x 7'10"



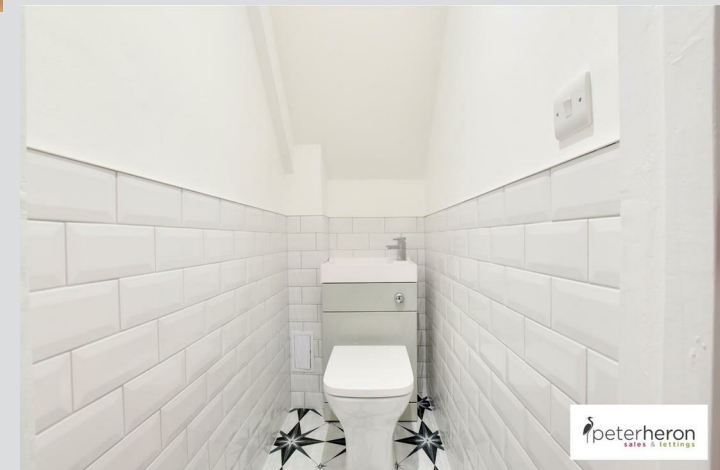
Benefitting from a range of modern wall and base units with wood effect work surfaces over incorporating a single bowl ceramic sink and drainer with mixer tap. Integrated appliances include an electric oven and hob, extractor fan and washing machine. Part tiled walls, radiator, cupboard housing wall mounted boiler and double glazed window. UPVC door to the rear elevation.

Family Room 17'9" x 6'6" plus 9'4" x 6'6"



This versatile room could be used for a variety of uses. UPVC door to the front garden, double glazed French doors to the rear garden and a radiator. Double glazed frosted window to the front.

Seperate WC



Low level WC

First Floor Landing

Double glazed window and doors to the three bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1



Double glazed window to the rear elevation and radiator.

Bedroom 2 11'3" x 5'9"



Featuring a double glazed window to the front elevation and radiator.

Bedroom 3 8'0" x 5'9"



Double glazed window to the front elevation and radiator.

Family Bathroom



Low level WC, hand washbasin with mixer tap and vanity unit, panelled bath with waterfall shower, tiled walls and flooring, heated towel rail and double glazed frosted window.

Outside



Block paved area to the front and an attractive generous garden with lawn and gravelled areas.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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Sea Road Viewings

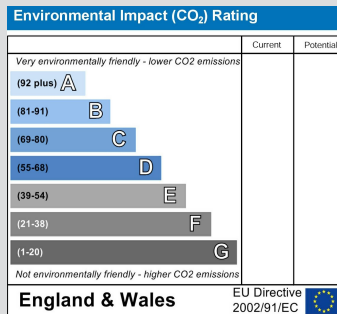
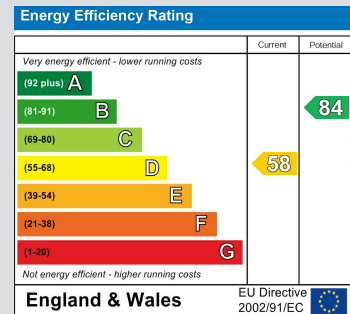
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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