









Nestled on Alder Street in the charming area of Castletown, this impressive double fronted end terraced cottage offers a delightful blend of character and convenience. Beautifully presented throughout and featuring reception hall, lounge, impressive modern kitchen/diner, three well proportioned bedrooms and a fabulous shower room. Externally there is a delightful enclosed courtyard. Benefiting from gas central heating and UPVC double glazing, the property is situated close to a variety of local amenities with easy access to the A19, City Centre and Coast. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite door.

Entrance Vestibule

Inner wooden door to hall.

Reception Hall



Access hatch to loft.

Lounge 11'10" x 10'7"



Double glazed box bay window to front, double radiator, feature fireplace and double doors opening into kitchen.

Open Plan Kitchen/Dining Area 10'6" x 7'5" plus 10'0" x 8'9"



Range of fitted wall and base units with countertops over

incorporating a single bowl sink and drainer with mixer tap. Space provided for oven, fridge freezer, washing machine and tumble dryer. Radiator, double glazed window to rear and door to rear hall.

Rear Hall

Double glazed window and UPVC door to rear. Door to shower room.

Shower Room

Low level WC and washbasin vanity unit, walk in shower cubicle, heated towel rail.

Bedroom 1 10'0" x 8'7"



Double glazed box bay window to front, radiator and built in sliding door wardrobes.

Bedroom 2 9'11" x 9'1"



Double glazed window to rear and radiator.

Bedroom 3 9'11" x 7'6"



Double glazed window to rear, radiator and built in storage cupboards.

Outside



Low maintenance courtyard to the 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

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MAIN ROOMS AND DIMENSIONS

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

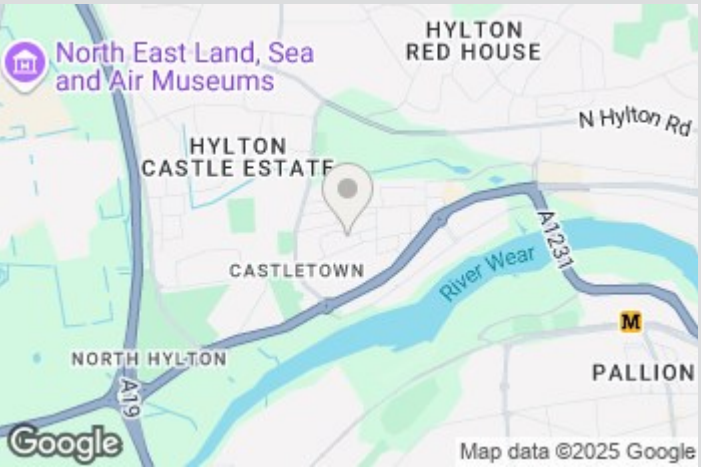
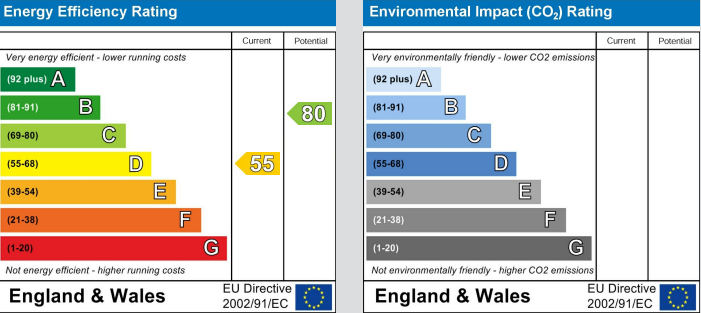
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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