









This two bedroom semi-detached house, features an attached garage and occupies an attractive plot within this ever popular area of Castletown. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge, a breakfasting kitchen and a ground floor wc whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators, UPVC double glazing, block-paved driveway, an attached garage and and attractive gardens. This convenient location provides a range of local amenities, shops and schools as well as offering excellent transport connections, including the A19. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to the

## Hallway



There is a radiator and a staircase to the first floor, doors lead off to the lounge and to the breakfasting kitchen.

## Lounge 12'5" x 11'8" into alcove



With a double glazed bow window to the front, a radiator and a feature fireplace.

## Breakfasting Kitchen 13'3" x 9'5"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine. There is a double glazed window to the rear, a radiator, fireplace, wall mounted boiler and a door to the lobby.

## Lobby

With a built in storage cupboard with a double glazed window, there are doors to the WC and to the garage.

## WC



With a fitted WC.

## First Floor Landing

With a double glazed window to the side, a loft access hatch and doors leading off to the two bedrooms and bathroom.

## Bedroom 1 12'11" not inc robes or recess x 11'5"



This spacious bedroom has two double glazed windows to the front, a radiator, fitted wardrobes and a built in cupboard.

## Bedroom 2 10'7" not inc robes x 10'3"



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and panel bath with electric shower over, there are tiled walls and a radiator.

## Outside



To the front of the property there is a blocked paved driveway providing off street parking and access to the garage, along with a generous lawned garden area, whilst to the rear there is a mainly paved garden with mature shrubs and useful brick built stores.

## Garage 20'11" long x 11'0" wide



An attached garage with an up and over access door, double glazed door to the rear and an internal door to the lobby.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

## Important Notice

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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 £210.00 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

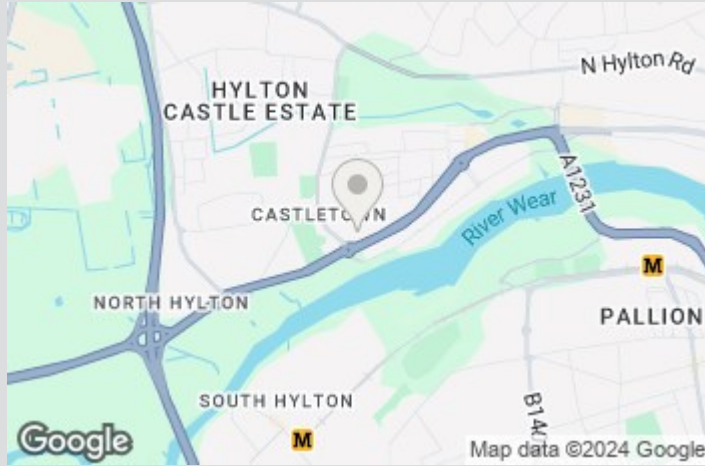
## Ombudsman

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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