









Sitting within a very popular section of the conveniently located village of Castletown, set near the A19 and perfect for commuting, this well presented two bedroom semi detached home with south west facing gardens to the rear is available with no upward chain, being ideal for first time buyers. Accommodation comprises entrance vestibule, lounge, dining room, kitchen, ground floor WC and two first floor bedrooms, one boasting an en-suite shower room and a separate bathroom whilst features of note include gas central heating, UPVC double glazing and gardens to the front and rear. Within easy reach of Nissan, Amazon, Doxford International Business Park and Sunderland City Centre, this lovely home is guaranteed to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Inner UPVC door to lounge.

Lounge 18'1" x 12'5"



Double glazed window to front, radiator, feature fireplace and stairs to the first floor with storage under. Door to dining room.

Dining Room 10'1" x 9'6"



Double glazed UPVC French doors to rear, radiator and storage cupboard. Door to kitchen.

Kitchen 11'4" x 9'5"



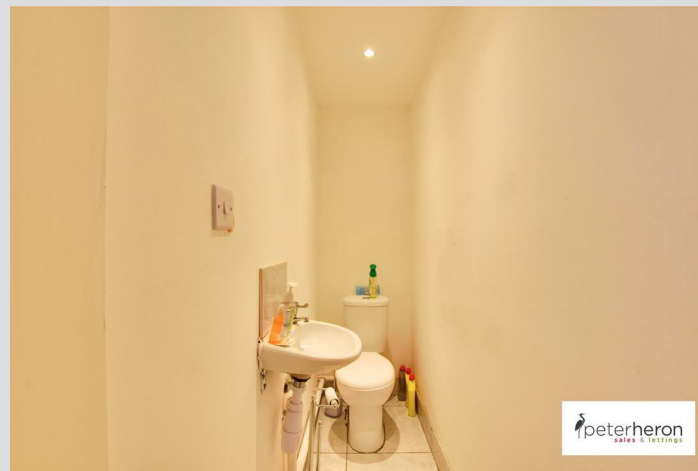
Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer

unit with mixer tap. Integrated low level fridge and freezer, space for oven and washing machine, pantry, 2x double glazed windows to the rear and radiator. Door to outhouse.

Outhouse 7'5" x 4'10"

UPVC door to front.

Separate WC



Low level WC and hand wash basin.

Storage/Utility 6'10" x 6'4"

Window to the front, base unit incorporating single bowl stainless steel sink and drainer unit.

First Floor Landing

Access hatch to loft and double glazed window.

Bedroom 1 12'11" x 11'3"



Double glazed window to front, radiator, built in wardrobes and door to the en suite.

En Suite Shower Room



Low level WC, hand wash basin, walk in shower cubicle and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 9'8"



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

Bathroom



Low level WC, hand wash basin and bath with shower over, double glazed window.

Outside



Generous gardens to the front and 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

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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

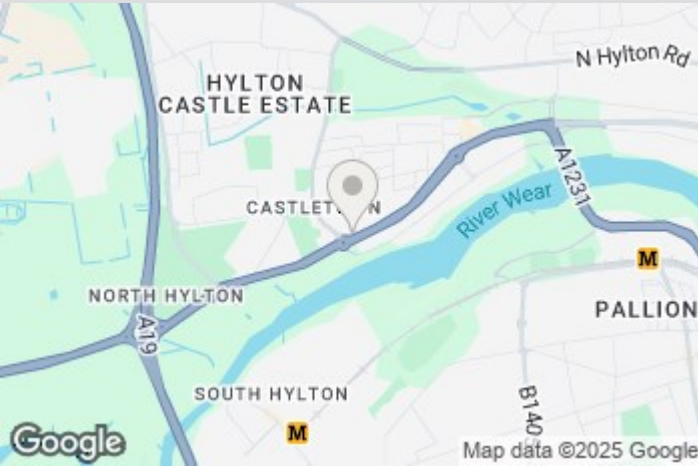
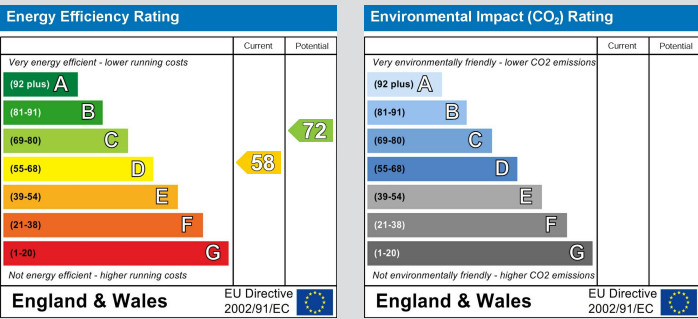
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

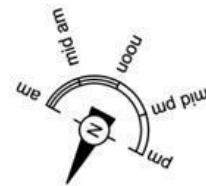


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Ground Floor
Approximate Floor Area
(53.20 sq.m)



First Floor
Approximate Floor Area
(36.80 sq.m)