

Enjoying a quiet position on this conveniently located street close to Castletown village centre and tastefully decorated throughout, this spacious three bedroom two reception room dormer cottage boasts a wonderful open plan arrangement at ground floor level bringing in an abundance of natural light. Perfect for families and first time buyers, the property comprises an entrance hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom whilst externally there is a courtyard to the rear with secure off street parking. Benefiting from gas central heating and UPVC double glazing, the property is well placed for an extensive range of amenities including local village shops and is ideal for those who require excellent transport links along the A19 corridor or wish to be within easy commuting distance of Sunderland City centre and Newcastle Upon Tyne. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to hall.

## Entrance Hall

Double radiator, large cloaks cupboard, door to

## Lounge 11'8" x 15'3"



UPVC double glazed window to front, double radiator, open plan to

## Dining Room 15'3" x 14'9"



Double radiator, turned staircase, understairs storage cupboard, UPVC double glazed French doors leading out into spacious rear courtyard. The lounge and dining room share a wonderful open space which is ideal for entertaining and families.

## Kitchen 7'8" x 16'4"



Maximum dimensions, base and eye level units with stone coloured working surfaces and upstands, single drainer 1

1/2 bowl sink unit with professional mixer tap, space for automatic washing machine, space for gas cooker, double radiator, UPVC double glazed windows to side, vinyl flooring, space for fridge freezer.

## Side Lobby

Built in cupboard and double glazed Composite door leading out into rear courtyard.

## Bathroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, large corner shower cubicle with rainforest shower head and secondary riser - attractive white suite with Limestone coloured tiled walls, tiled floor, fitted cupboards and drawers, UPVC double glazed window, heated towel rail and wall mounted extractor unit.

## First Floor Landing

## Bedroom 1 12'4" x 14'2"



Maximum depth into alcove, double radiator, UPVC double glazed windows to rear.

## Bedroom 2 7'4" x 10'11"



Double radiator, UPVC double glazed window to front.

## Bedroom 3 7'3" x 10'11"



UPVC double glazed window to front, double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Spacious enclosed courtyard to the rear with storage and secure off street parking accessed via roller shutter doors.

### 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.

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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

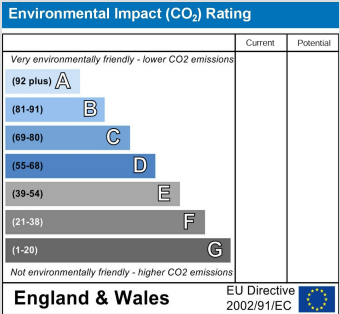
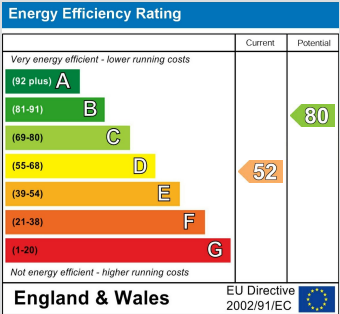
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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  
(61.52 sq.m)

Room In Roof  
Approximate Floor Area  
(35.19 sq.m)

34 Oswald Terrace South