









Enjoying a highly sought after leafy backdrop position within the thriving village of Castletown, this larger style four person two bedroom semi detached home with generous rear gardens offers an exciting opportunity for those first time buyers who wish to live in a very convenient situation close to the A19 and perfect for commuting, Nissan, Doxford International and Amazon workers.

Decorated to a good standard throughout and offering a fresh contemporary living space, the space internally comprises reception hall, lounge, open plan kitchen/diner, outhouse, two double size first floor bedrooms and a bathroom whilst externally there are well presented gardens to the front and rear, the later enjoying a south westerly aspect and perfect for entertaining and Alfresco dining.

Benefiting from gas central heating and UPVC double glazing, the property is expected to generate a huge level of interest and immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

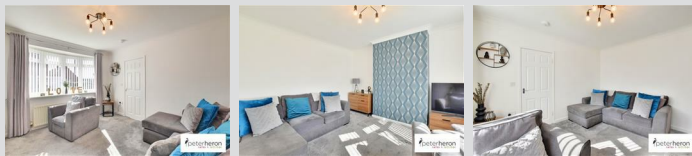
Access via UPVC entrance door.

### Reception Hall



Stairs to first floor with storage under and radiator. Doors to lounge and kitchen/diner.

### Lounge 12'4" x 11'7"



Double glazed bay window to front and radiator.

### Kitchen/Diner 18'0" x 9'4"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer. Space provided for oven, fridge and freezer. Storage cupboard, double radiator and two double glazed windows to the rear. Composite door to outhouse.

### Outhouse 17'10" x 5'8"

Providing storage space. UPVC doors to front and rear.

### First Floor Landing

Access hatch to loft, double glazed window and radiator.

### Bedroom 1 (front) 16'4" x 13'1" maximum



Two double glazed windows to front, two radiators and built in wardrobes.

### Bedroom 2 (rear) 10'11" x 10'6"



Double glazed window to rear and radiator.

### Bathroom



Low level WC, washbasin and bath with dual head shower over, double glazed window and radiator.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Outside



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

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 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.

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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

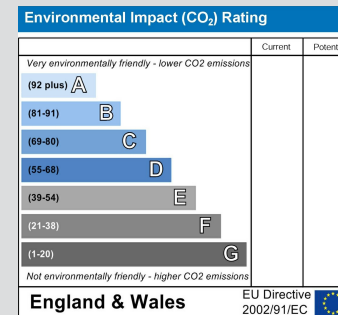
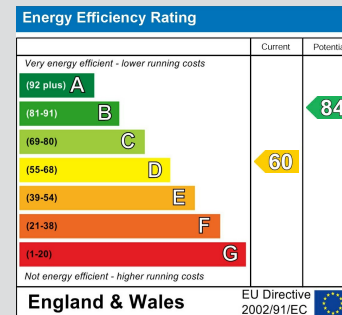
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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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