









Occupying a convenient position within short walking distance of Castletown's local amenities including a good selection of shops and sitting along the A19 corridor, this mid terraced home offers an excellent opportunity to both first time buyers and investor landlords. The property internally comprises lounge, dining room, kitchen, shower room and two first floor bedrooms and externally an enclosed courtyard to the rear. Benefitting from double glazing and recently installed gas central heating boiler, the property is available with no upward chain and early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to the entrance lobby.

Entrance Lobby

Two single glazed frosted windows and a door to the dining room.

Dining Room 12'5" x 13'1"



Stairs to the first floor, double radiator and sliding doors to the lounge.

Lounge 13'8" x 11'5"



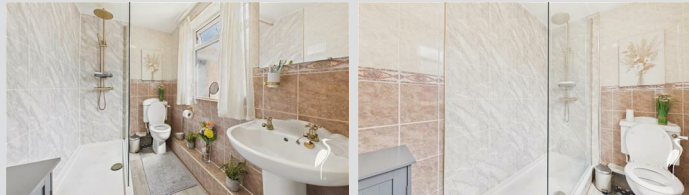
Sliding doors to the dining room, feature gas fireplace, single glazed frosted window to the kitchen and a door to the kitchen.

Kitchen 6'11" x 7'3" plus 16'9" x 5'3"



Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap, space for an oven and hob, washing machine and tumble dryer, and a fridge freezer, integrated extractor fan. Wall mounted Eco Compact boiler. Radiator, double glazed window to the side, double glazed door to the courtyard and a door to the shower room.

Shower Room



Low level WC, pedestal wash hand basin, shower enclosure with rainfall shower head and hand held shower attachment, tiled walls, double radiator and a double glazed frosted window to the side.

First Floor Landing

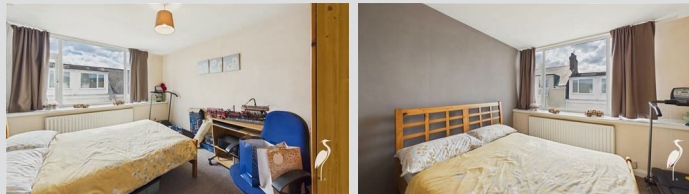
With doors to the two bedrooms.

Bedroom 1 13'10" x 10'2"



Large double glazed window to the rear, radiator and built in cupboards.

Bedroom 2 12'4" x 10'5"



Large double glazed windows to the front and a radiator.

Outside



Low maintenance courtyard to the rear.

Tenure

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 is Band A

Important Notice

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.

Lease details, service charges and ground rent (where

Visit www.peterheron.co.uk or call 01915106116

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

MAIN ROOMS AND DIMENSIONS

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.

Viewings Srd

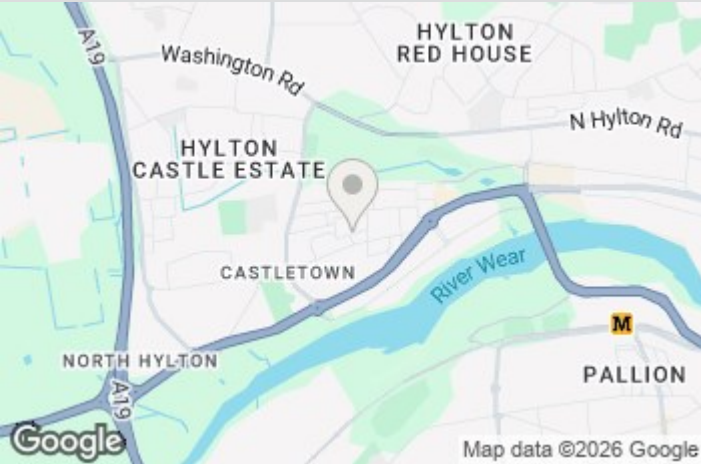
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		

Visit www.peterheron.co.uk or call 01915106116

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



Approximate total area⁽¹⁾

74.3 m²

799 ft²

Reduced headroom

1.9 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

