Alder Street, Castletown, Sunderland

Offers over £130,000

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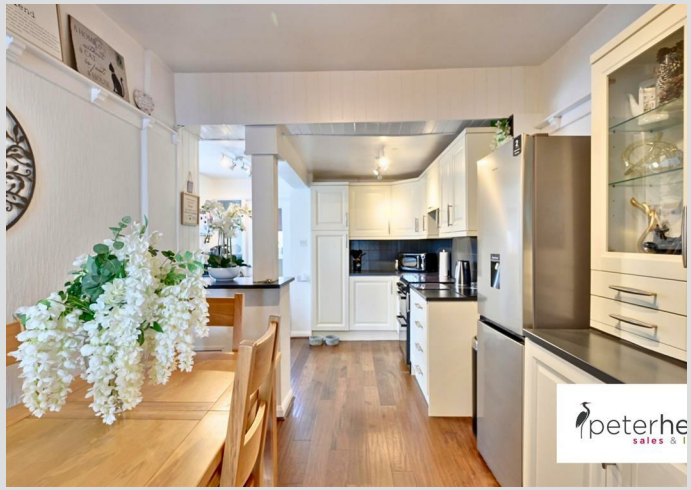


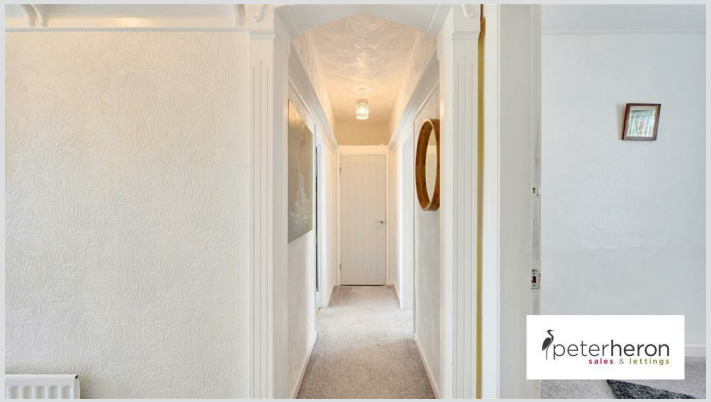
Nestled on Alder Street in the charming area of Castletown, this impressive double fronted end terraced cottage offers a delightful blend of character and convenience. Beautifully presented throughout and featuring reception hall, lounge, impressive modern kitchen/diner, three well proportioned bedrooms and a fabulous shower room. Externally there is a delightful enclosed courtyard. Benefiting from gas central heating and UPVC double glazing, the property is situated close to a variety of local amenities with easy access to the A19, City Centre and Coast. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via Composite door.

Entrance Vestibule
Inner wooden door to hall.

Reception Hall



Access hatch to loft.

Lounge 11'10" x 10'7"

Double glazed box bay window to front, double radiator, feature fireplace and double doors opening into kitchen.

Open Plan Kitchen/Dining Area 10'6" x 7'5" plus 10'0" x 8'9"

Range of fitted wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space provided for oven, fridge freezer, washing machine and tumble dryer. Radiator, double glazed window to rear and door to rear hall.

Rear Hall
Double glazed window and UPVC door to rear. Door to shower room.

Shower Room
Low level WC and washbasin vanity unit, walk in shower cubicle, heated towel rail.

Bedroom 1 10'0" x 8'7"

Double glazed box bay window to front, radiator and built in sliding door wardrobes.

Bedroom 2 9'11" x 9'1"

Double glazed window to rear and radiator.

Bedroom 3 9'11" x 7'6"

Double glazed window to rear, radiator and built in storage cupboards.

Outside

Low maintenance courtyard to the 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.

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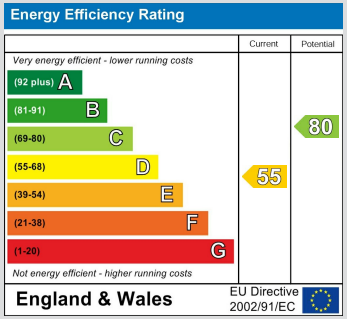
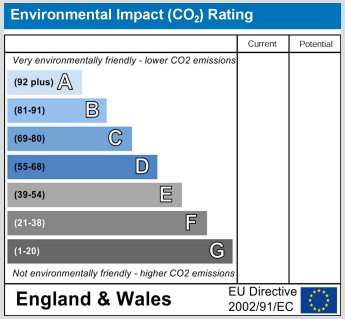
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

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