

East View, Castletown, Sunderland

£69,950




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sales







A spacious three bedroom, two reception room mid terrace property, providing deceptively spacious accommodation, available with immediate vacant possession and no upper chain involved! Internally briefly comprising to the ground floor of a hall, lounge, dining room, kitchen and bathroom/wc whilst to the first floor there are three bedrooms. Benefits of the property includes gas central heating to radiators, double glazing and a yard to the rear. Ideally situated within this popular and convenient location, the property is ideally placed for local amenities, as well as being within easy access of major road links including the A19. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Hall



Built in cupboard.

Lounge



Double glazed window to front, radiator and the room opens through into the dining room.

Dining Room




Double glazed window to rear, radiator and staircase to first floor.

Kitchen




Wall and base units work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer, dishwasher and washing machine, wall mounted boiler, radiator, double glazed window and door to lobby.

Lobby
Double glazed door to courtyard and door to bathroom.

Bathroom




Low level WC, pedestal washbasin and panel bath, part tiled walls, radiator an double glazed window.

First Floor Landing

Bedroom 1




Double glazed window, radiator and walk in cupboard.

Bedroom 2



Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to front and radiator.

Outside
Courtyard to the rear with gated access to the rear service lane.

Council Tax Band
The Council Tax Band is Band A.

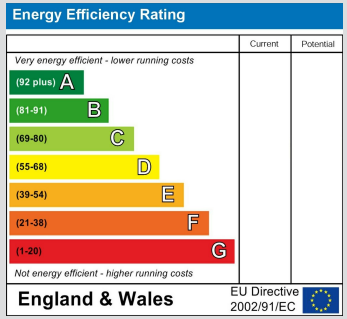
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

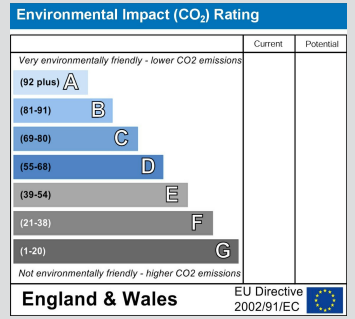
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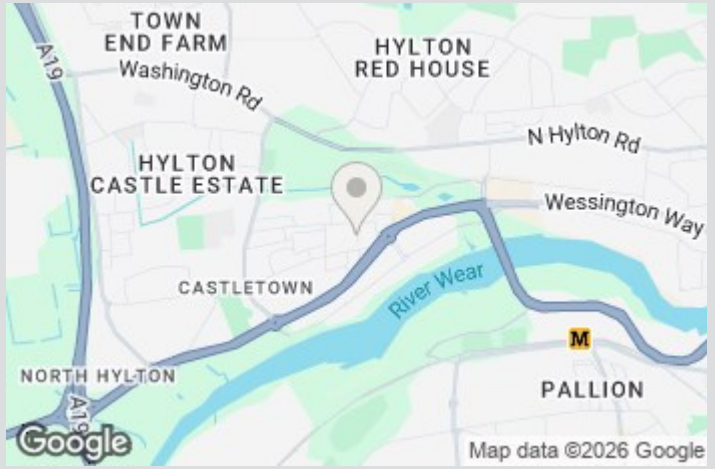
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

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









Ground Floor



First Floor

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Approximate total area(1)

87.1 m²

938 ft²

Reduced headroom

1.1 m²

12 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.

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