Gordon Avenue, Castletown, Sunderland

£139,950

SAMSUNG

This two bedroom semi detached home offers a comfortable living space being available with immediate vacant possession and no upper chain. Internal accommodation comprises entrance porch, hall, lounge, kitchen/dining room with French doors into rear gardens, two well proportioned first floor bedrooms and a bathroom. Features of note gas central heating, UPVC double glazing, drive to front with off street parking leading to attached garage and generous gardens to the rear. Situated within this fashionable location of Castletown set close to the A19 and being perfect for commuting to Nissan, Doxford International Business Park and Amazon. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Inner door to hall.

Entrance Hall

Stairs to first floor with storage under and radiator.

Lounge 12'5" x 11'9"

Double glazed window to front, radiator and electric heater.

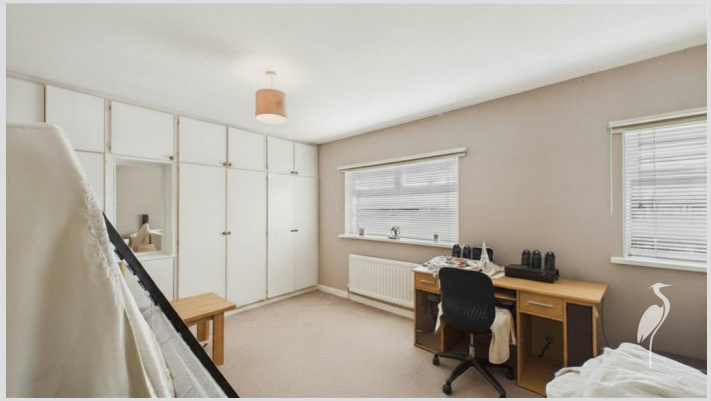
Kitchen/Dining Room 9'7" x 16'9"

Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for washing machine and fridge freezer. Double glazed window and UPVC double glazed French patio doors to rear. Electric heater, radiator and built in storage.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'6" x 12'10"



Two double glazed windows to front, radiator, built in wardrobes and storage cupboard.

Bedroom 2 10'9" x 9'3"

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

Bathroom

Bath with shower over, low level wc and wash basin.
Radiator and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Outside

Garden to the front with driveway providing off street parking leading to attached garage whilst to the rear a generous lawned garden.

Garage 17'1" x 12'5"
Access via up and over door. Door to rear garden.

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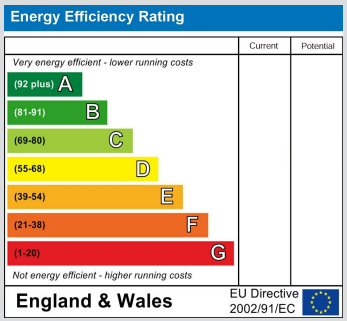
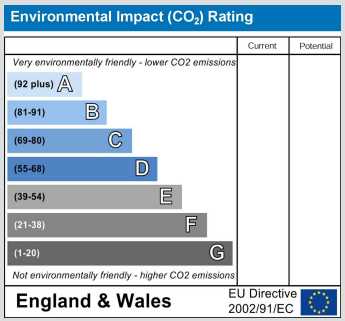
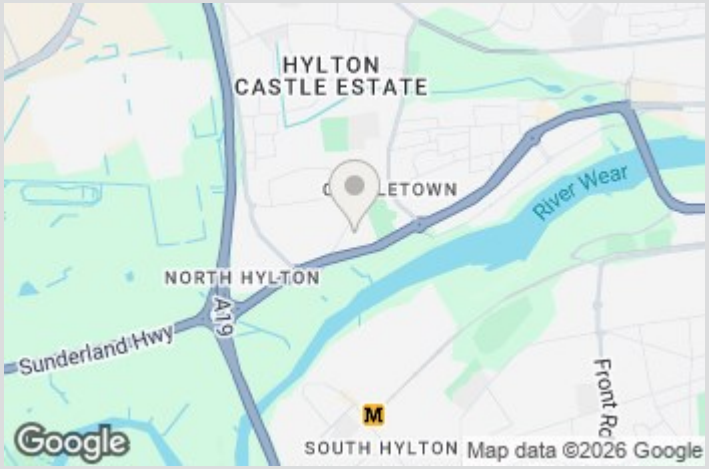
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.







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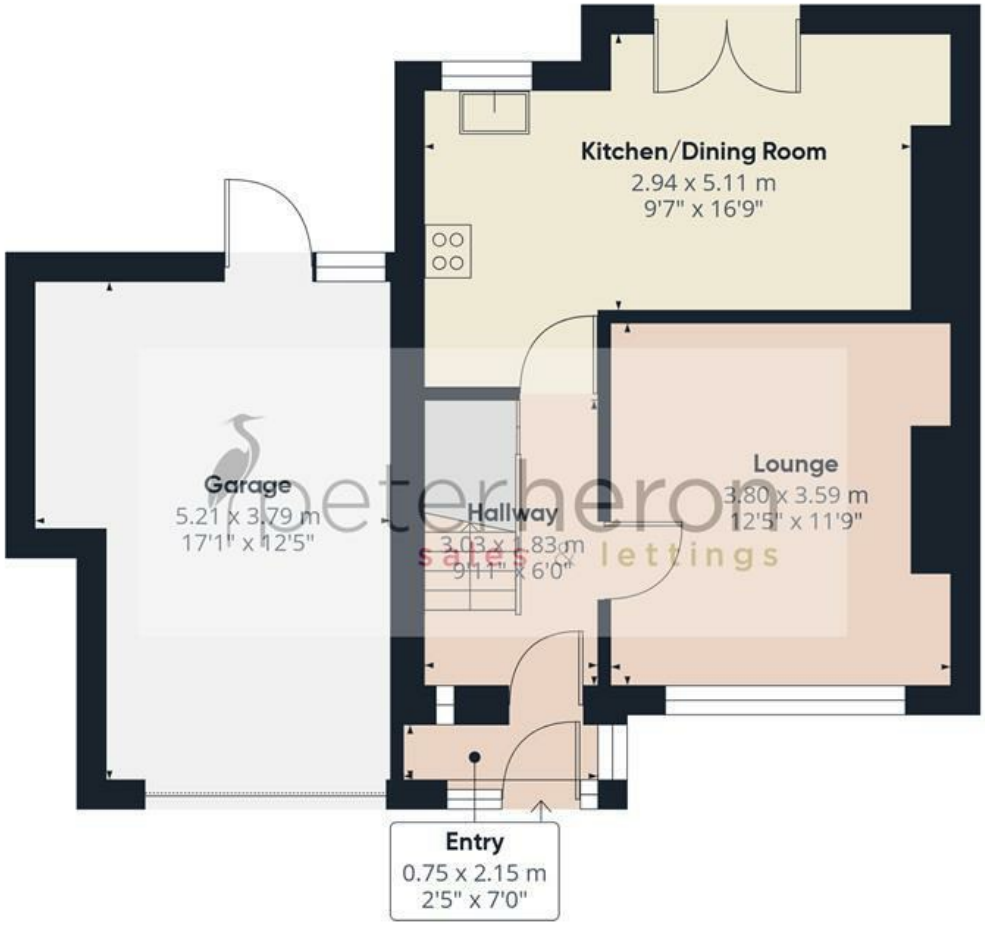

Ground Floor

First Floor

Approximate total area(1)

84.3 m²

906 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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