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1 Pinfold Court, Cleadon, Tyne & Wear SR6 7RE

£129,950

This double bedroom apartment offers direct access to the landscaped communal gardens via a door from the Living Room and is situated on the same level as the main entrance of this desirable secure development for the over 60's. Located within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful property also offers double glazing, security alarm system and electric heating. There is a communal reception and residents' lounge with kitchen facilities. A lift and staircase give access to upper floors.

There is a House Manager on site and also guest suite for family and friends. Offering ready to move into accommodation with a neutral decor this apartment briefly comprises; Entrance Hall, 22' 10" Living Room with door leading to landscaped gardens, Kitchen fitted with a range of cabinets plus a selection of integrated appliances, 13' 6" Bedroom with fitted wardrobes and Bathroom.

Lower Ground Floor

Communal Reception



Residents' Lounge and Kitchen facilities. Access to Laundry and bin store. House Manager's office, guest w.c. plus lift and staircase access to upper floors.

Residents' Lounge and Kitchen



Apartment

Hall

Access to this delightful apartment is via a corridor leading from the main reception area. The spacious entrance hall has doors leading to all principal rooms. A built-in cupboard provides storage and shelving space and also houses the boiler.

Living/Dining Room

10'7" reducing to 6'8" x 22'10" (3.24 reducing to 2.04 x 6.96)



Natural light floods into this light and airy room from double glazed windows plus a double glazed door which opens to reveal a paved patio area and beautiful mature gardens. The main focal point of this room is a feature fire surround and

hearth with inset electric fire. This room also has the benefit of plaster work coving to the ceiling and a wall mounted electric heater. Double doors open to the Kitchen.

Kitchen

7'7" x 7'0" (2.32 x 2.15)



Fitted with a range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include a fridge, freezer, oven and hob. A double glazed window provides views over the gardens. There is also plaster work coving to the ceiling, display shelving, wine rack and splash back tiling to the walls.

Master Bedroom

9'3" x 13'6" (2.82 x 4.13)



This spacious double bedroom offers a double glazed window with wall mounted electric heater below. The neutral decor of this room is complemented by the plaster work coving to the ceiling and carpet. Mirror fronted bi-folding door wardrobes provide hanging and storage space.

Bathroom

5'6" x 6'9" (1.68 x 2.08)



Fitted with a close coupled w.c., wash hand basin set into a

vanity unit which also provides cupboard space. There is a panelled bath with shower plus glazed screen. The bathroom suite is complemented by the tiling to walls with contrasting border tiles. There is also a wall mounted electric heater, shaver socket, heated towel rail and extractor fan.

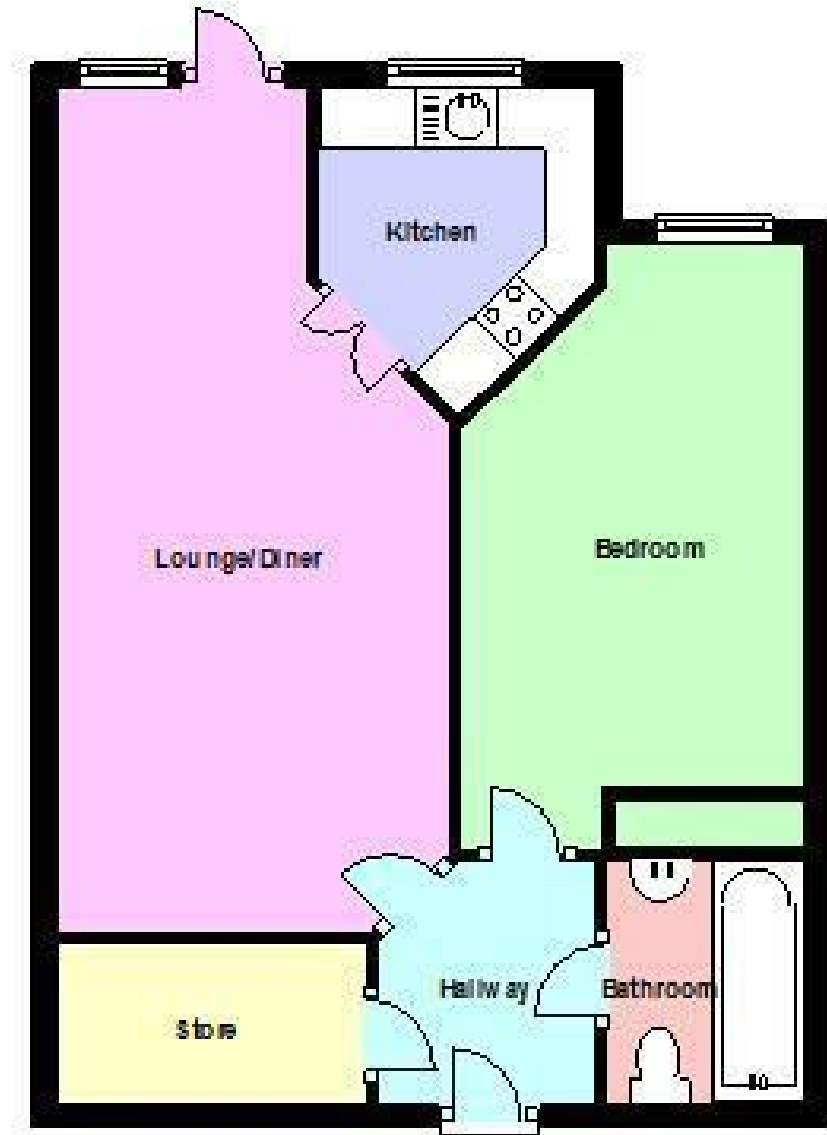
Exterior

Landscaped gardens with mature planting, pond and various seating areas. Private off street parking with exterior lighting.



Ground Floor

Approx: 47.4 sq metres (509.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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