



Alder Street, Castletown, Sunderland

£125,000







This spacious four bed roomed mid terraced double fronted dormer cottage provides a wonderful living space, situated on a quiet street in Castletown close to many excellent amenities. Ready to move into, the property is arranged over two floors, the internal accommodation comprises of an entrance vestibule, lounge open plan to dining room, modern kitchen, family room, bedroom 4/study and three further bedrooms to the first floor together with a contemporary bathroom. Externally there are gardens to the front and rear. Conveniently located just off Wessington Way/A1231, which offers immediate access onto the A19 the through to Nissan, Amazon and Doxford International Business park and within walking distance of an array of amenities including shops and schools. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Vestibule

Inner UPVC door to lounge.

## Lounge 15'2" x 11'6"



Double glazed window to the front, radiator and feature fireplace. Open plan into dining room.

## Dining Room 17'8" x 9'11"



Double glazed UPVC French patio doors to the rear, radiator and stairs to the first floor with storage cupboard under. Doors to kitchen and bedroom four/study.

## Kitchen 15'9" x 8'0"



Range of modern wall and base units with counter tops over incorporating single bowl stainless steel sink and drainer

unit with mixer tap. Space provided for the inclusion of cooker and low level fridge and freezer. Pantry cupboard, radiator, two double glazed windows and UPVC door to rear.

## Bedroom 4/Study 9'11" x 8'10"



Double glazed window to the rear and radiator. Door to family room.

## Family Room 11'6" x 11'4"



Double glazed window to the front and a radiator.

## First Floor Landing

Radiator.

## Bedroom 1 13'10" x 11'1"



Double glazed window to the front and radiator.

## Bedroom 2 11'1" x 10'4" max



Double glazed window to the front and radiator.

## Bedroom 3 11'3" x 10'11"



Double glazed window to the rear and radiator.

# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, hand wash basin and bath with shower over, radiator, two double glazed windows and built in storage cupboards.

## Outside



Delightful garden to the rear with artificial lawns and timber decked seating area.

## Council Tax Band

The Council Tax is Band A.

## Tenure

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

## Rent Charge

We have been advised by our clients there is a Rent charge of £4 per annum. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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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.

## Opening Times

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

## Viewings Srd

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

## 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



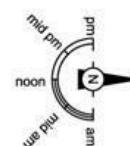
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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(69.20 sq.m)



First Floor  
Approximate Floor Area  
(50.00 sq.m)