

Ernwill Avenue, Castletown, Sunderland £129,950











This beautifully presented three bedroom mid terrace house has been recently upgraded and modernised to provide an impressive level of accommodation. Internally the immaculate interior briefly includes an entrance lobby, lounge and a fabulous modern kitchen / diner whilst to the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front providing off street parking and a garden to the rear. This location is ideally placed for local amenities, shops and schools, as well as offering transport links to surrounding areas. Early viewing recommended to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Entrance Lobby



Radiator, stairs to first floor and door to lounge

Lounge



Double glazed window to front, radiator and door to kitchen/diner.

Kitchen/Diner



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and hood. Space for a fridge freezer and washing machine. 2x double glazed windows and UPVC door to rear. Radiator and storage cupboard

First Floor Landing



Access point to loft and doors to

Bedroom 1



Double glazed window to front, storage cupboard and radiator

Bedroom 2



Double glazed window to rear and a radiator

Bedroom 3



Double glazed window to front and a radiator

Bathroom



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

Outside
Convenient, part lawned front garden featuring a gated driveway providing off street parking. Well sized rear garden laid mainly to lawn.

Council Tax Band
The Council Tax Band is Band A.

MAIN ROOMS AND DIMENSIONS

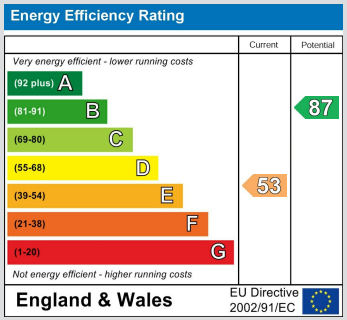
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

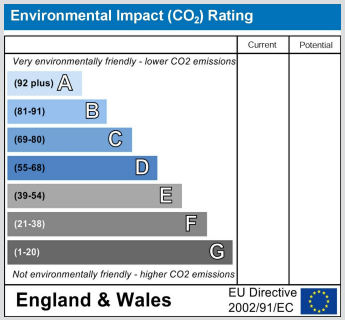
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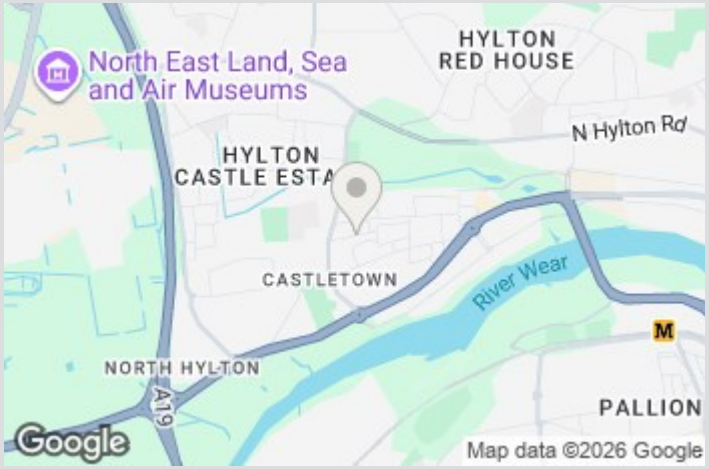
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor

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Approximate total area(1)

58.2 m²

627 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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