

The Villas, Castletown, Sunderland £119,950











Occupying a highly sought after position on a quiet cul-de-sac just off North View and within close proximity the Dene, this popular semi detached home sits in a corner plot and offers potential for an extension to the side (subject to the appropriate planning approval).
Internal accommodation entrance porch, hall, lounge, dining room, kitchen, two double size first floor bedrooms and a bathroom whilst features of note include gas central heating and double glazing. Externally there are attractive gardens to the front and rear, with the latter also comprising a drive and garage.
Perfectly positioned for the A19 offering excellent commuting links, the property is also within walking distance of the village centre with its superb amenities.
Available with no upward chain, this home is sure to command a huge level of interest due to its development potential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Porch



Double glazed windows to front and side and inner door to hall.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge/Dining Room 11'8" x 22'2"



Double glazed bay window to front, double glazed window to rear. Two radiators and an electric fire.

Kitchen 7'10" x 9'4"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob. and hood. Double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 12'10" x 11'1"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 10'0" x 10'10"



Double glazed window to rear and radiator.

Bathroom



Low level WC and washbasin set into vanity unit, bath, chrome heated towel rail and double glazed window.

Outside



Gardens to the front and rear along with a driveway and garage.

MAIN ROOMS AND DIMENSIONS

Garage 9'3" x 18'7"



Access via up and over door. Double glazed windows and door to rear garden.

Council Tax Band
The Council Tax Band is Band A.

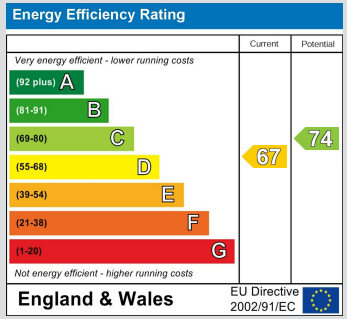
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

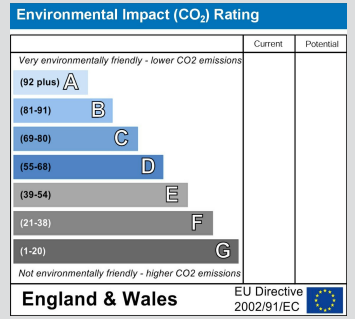
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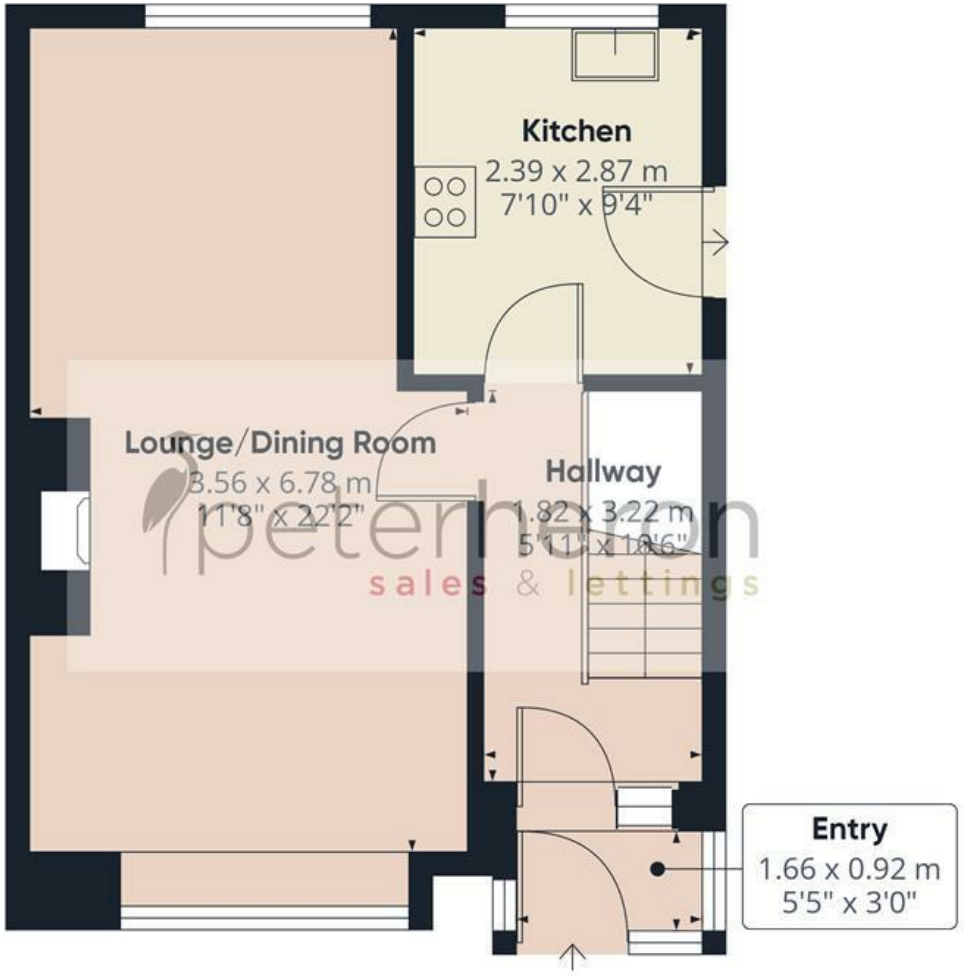
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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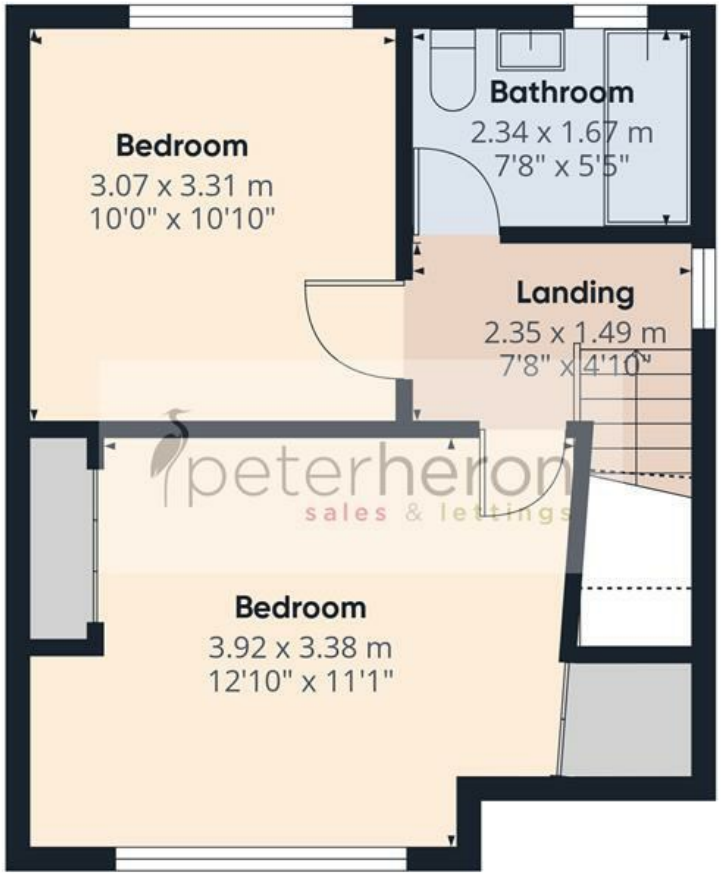








Ground Floor



First Floor



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Approximate total area(1)

70.8 m²

763 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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