

Rydal Mount, Castletown, Sunderland

£129,950











This larger-style two-bedroom semi-detached home occupies a pleasant position on this popular residential estate and presents an excellent opportunity for professional couples seeking convenient access to a range of excellent transport links. The property is ideally situated for Doxford International Business Park, Nissan, Amazon and Sunderland City Centre.

The well-appointed accommodation comprises an entrance hall, spacious lounge/dining room, fitted kitchen, separate utility room and two well-proportioned first-floor bedrooms, together with a shower room. The property further benefits from double glazing and gas central heating.

Externally, there is a private driveway providing off-road parking, a garage and attractive rear gardens, offering a pleasant outdoor space.

Offered for sale with no upward chain, this property is expected to attract considerable interest. Early internal viewing is highly recommended to fully appreciate the accommodation and location.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Inner door to hallway.

Entrance Hall




Stairs to first floor with storage under and radiator.

Lounge/Dining Room 11'9" x 22'6"



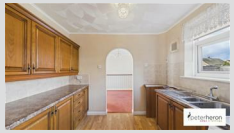




Double glazed bay window to front, double glazed window to rear, feature fireplace and two radiators. Archway opening into kitchen.

Kitchen 8'2" x 9'4"





Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window to rear and archway into utility.

Utility Room 7'2" x 8'4"





Wall and base units with countertops over, radiator, double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window to side.

Bedroom 1 15'11" x 11'5"






Double glazed window front, radiator, storage cupboard and built in mirrored fronted sliding door wardrobes.

Bedroom 2 11'1" x 10'8"





Double glazed window to rear, radiator and built in wardrobes and dresser.

Shower Room




Shower cubicle, low level wc and wash basin. Radiator and double glazed window.

Outside





Garden to the front with driveway providing off street parking leading to attached garage whilst to the rear there is an attractive lawned garden with patio seating area. Access to a wash house with window and electricity supply.

MAIN ROOMS AND DIMENSIONS

Garage 7'10" x 16'3"



Access via up and over door. Door into the rear gardens.

Council Tax Band
The Council Tax Band is Band A.

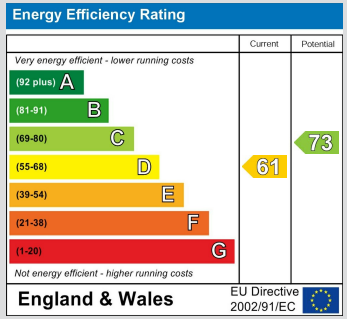
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

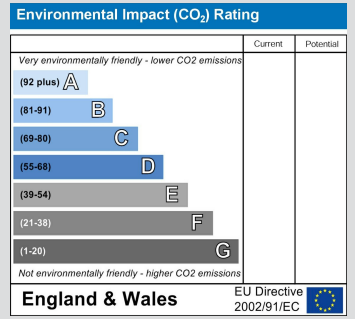
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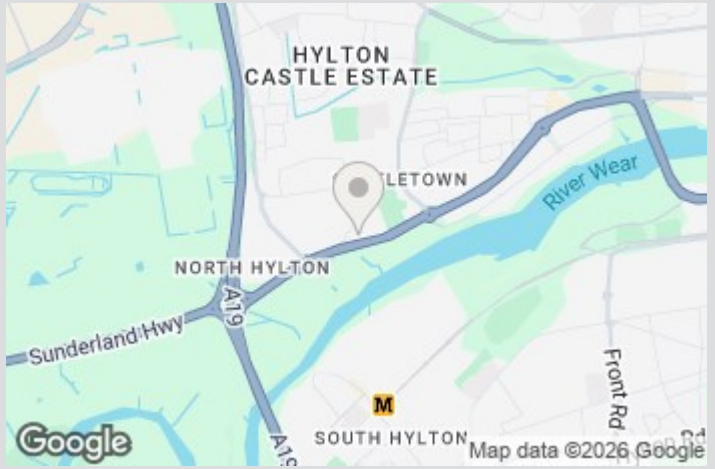
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

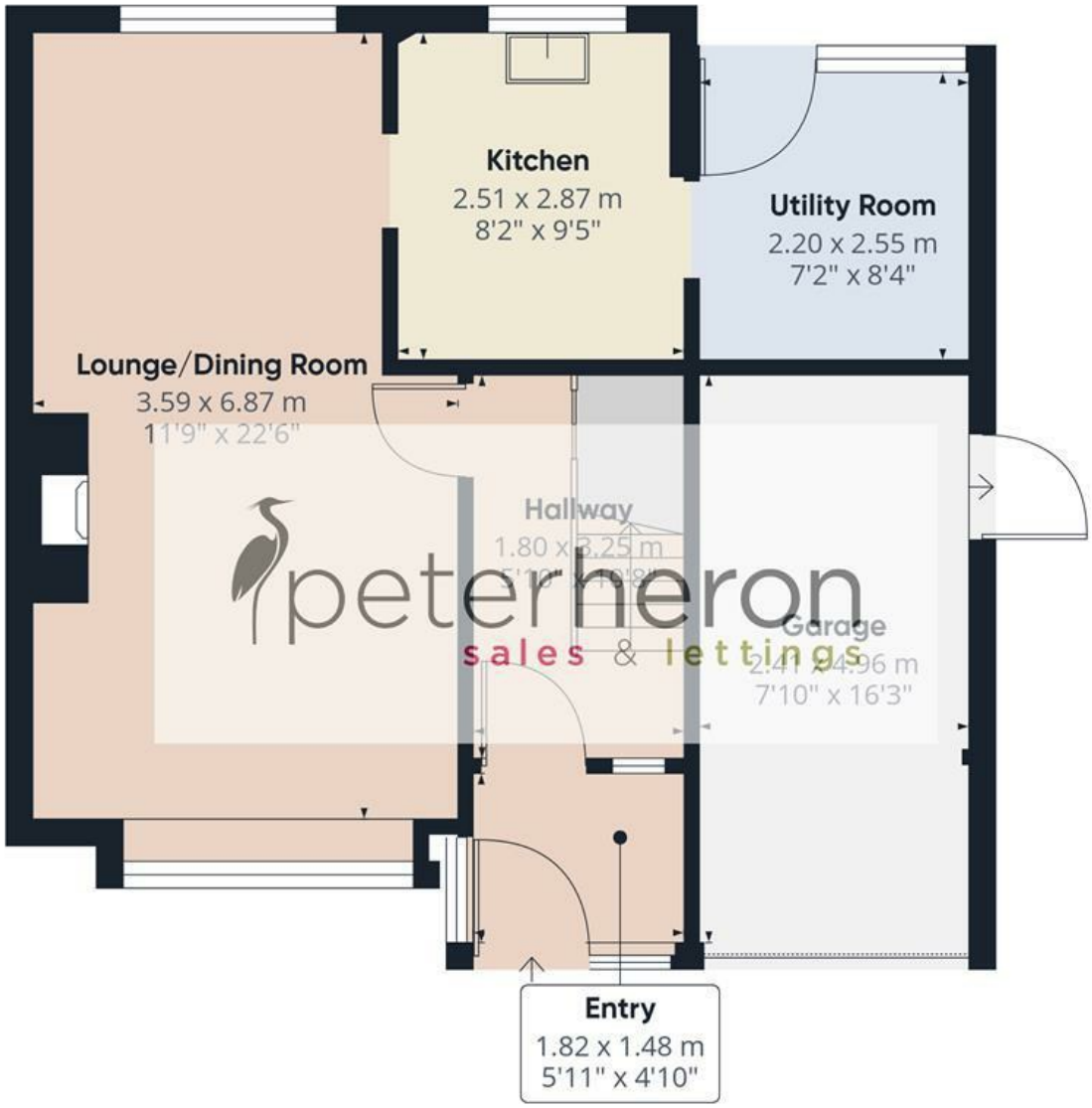
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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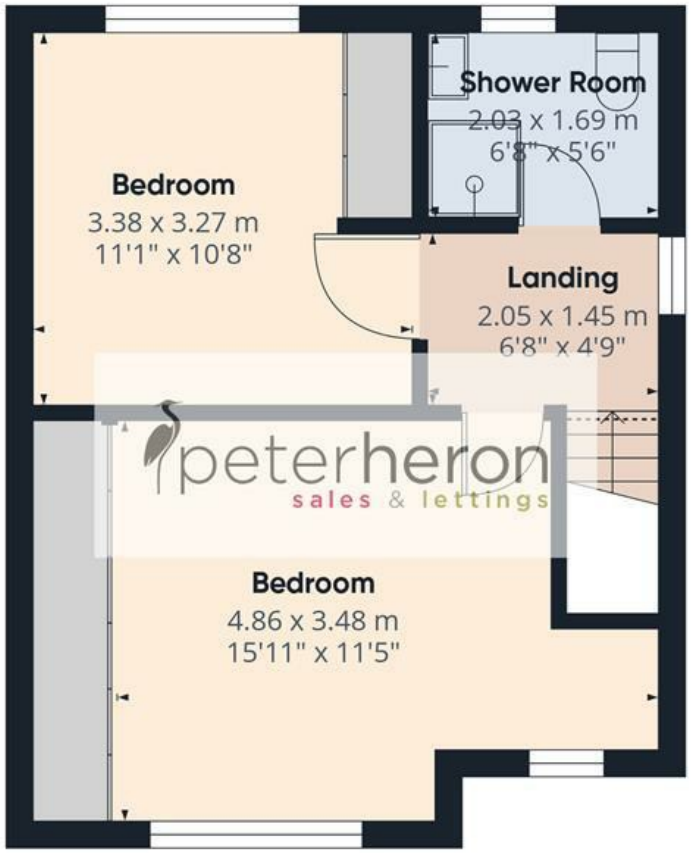








Ground Floor



First Floor

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Approximate total area(1)

90.6 m²

976 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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