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This tastefully modernised and well appointed three bedroom semi detached home with accommodation which is literally ready to move into, offers the perfect opportunity to families who wish to live within the fashionable suburb of Town End Farm. Located close to the A19 which offers excellent commuting routes to the wider North East region, the property internally features reception hall, lounge, kitchen, utility, three bedrooms and a family bathroom whilst features of note include gas central heating and some UPVC double glazing. Externally there are drive to front and enclosed gardens to the rear. Perfect for all local amenities and particularly convenient for Sunderland City Centre and the Coast, this delightful home carries a modest asking price and should be viewed as a matter of urgency.

# 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 prior to exchange of Contracts.

## Ground Floor

### Living Room 18'0" x 11'5"



Double glazed window to front and patio doors to rear garden.

### Kitchen 11'8" x 9'4"



Contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, space for washing machine, space for American style fridge freezer, cupboard concealing gas central heating boiler. Double glazed window to front and side, recess spotlights and tiled splashbacks, Door to rear garden.

### Utility Room



Wall unit and work surfaces with space under for washing machine and tumble dryer.

## First Floor Landing

### Bedroom 1 14'3" x 9'7"



Double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 11'11" x 9'7"**



Double glazed window and radiator.

**Bedroom 3 8'9" x 7'10"**



Double glazed window and radiator.

**Bathroom**



Modern white suite comprising of Low level WC, pedestal washbasin panel bath with glass screen and overhead shower, tiled walls, ladder style radiator and double glazed window.

**Outside**



Drive to front and enclosed gardens to the rear.

## **Council Tax Band**

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## **Important Notice Part 1**

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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# MAIN ROOMS AND DIMENSIONS

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Sea Road Viewings

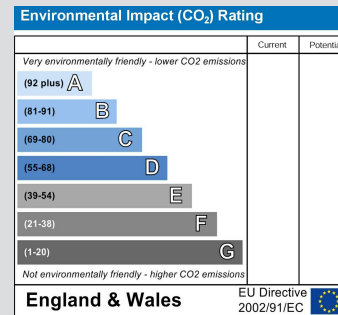
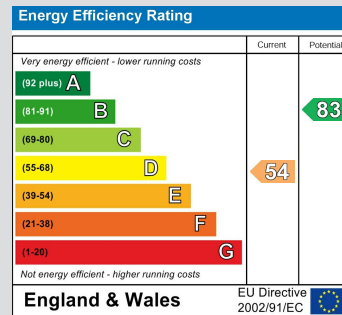
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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