

A larger style, three bedroom and three reception room semi detached home with well proportioned south facing gardens to the rear, this modernised home perfect for both families and first time buyers is ready to move in to and is available with no upward chain.

The accommodation includes an entrance porch, living room, dining room, kitchen and conservatory, whilst to the first floor level there are three bedrooms and a bathroom and gardens to the front and rear.

Benefitting from gas central heating and UPVC double glazing, the property enjoys a highly convenient situation set close to the A19 and is perfect for those commuting through to Newcastle Upon Tyne and Durham City whilst Nissan, Doxford International Business Park, Amazon and Sunderland City Centre are also close to hand.

With attractive internal decor, this delightful home represents excellent value for money and should be viewed as a matter of urgency!

MAIN ROOMS AND DIMENSIONS

Ground floor

Access via Composite entrance door into

Entrance Porch

With door to internal accommodation.

Lounge 15'9" x 10'10"



There is a double glazed bay window to the front elevation, two radiators, a gas feature fireplace with marble mantle and stairs with storage cupboards under to first floor, open plan to the dining room.

Dining Room 10'4" x 9'3"



There is a radiator, double glazed sliding door to conservatory and door to kitchen.

Kitchen 9'3" x 9'3"



Range of modern fitted wall and base units with countertops over, incorporating a Lamona single bowl sink and drainer unit. Integrated appliances include a Cuisine Master double gas oven and hob with overhead extractor, a fridge freezer and a Lamona microwave. Space and plumbing provided for washing machine, also there is a double glazed window and composite door to the rear elevation.

Conservatory 9'4" x 7'0"

With double glazed windows around the full perimeter of the room and a double glazed sliding door to the garden.

First Floor Landing

Landing with access hatch to loft.

Bedroom 1 9'7" x 12'5" max



With fitted wardrobes, a radiator and a double glazed window to the rear elevation.

Bedroom 2 10'8" x 8'7"



With fitted wardrobes, a radiator and a double glazed window to the front elevation.

Bedroom 3/Study 7'8" x 9'8" max



With fitted wardrobes, a radiator and a double glazed window to the front elevation.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary vanity unit incorporating a low level WC with concealed cistern and a hand wash basin, panelled bath with overhead shower, tiled walls and a double glazed window to the rear elevation.

Outside



To the rear of the property there is a generous lawned area with built in wooden sleepers as well as a block paved lower level area featuring an outhouse. To the front, there is a low maintenance, gated, block paved area.

Outhouse

With some base units and countertops over, a double glazed window and a composite entrance door.

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.

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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Sea Road Viewings

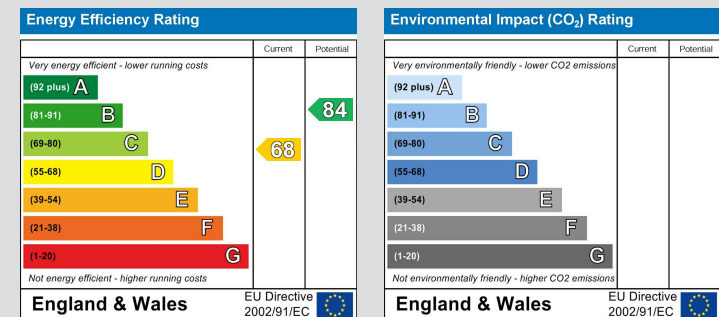
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

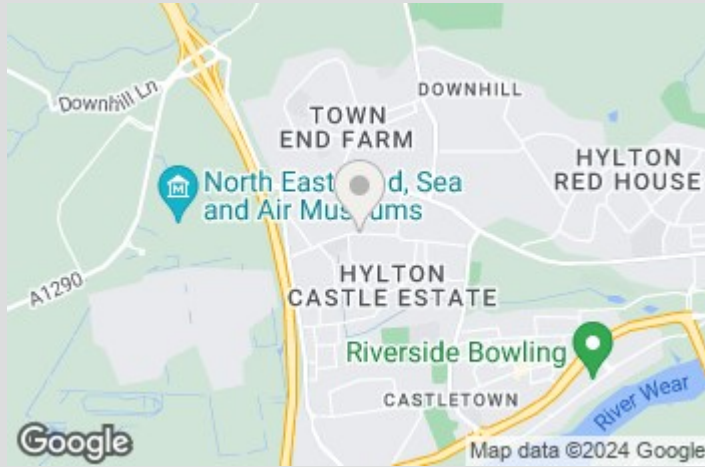
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MAIN ROOMS AND DIMENSIONS



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