









A popular larger style three bedroom double fronted semi detached home offers a well proportioned living space ideal for families, with internal accommodation comprising reception hall, living room with windows and French doors to dual aspects, open plan dining kitchen, three double sized first floor bedrooms and a bathroom whilst features of note include gas central heating and double glazing. Externally there is a garden with driveway to the front together with a side passage leading through to attractive sun drenched gardens to the rear with mature lawns and large patio seating area and timber store. Located towards the popular Hylton Lane end of Town End Farm close to the periphery of the estate, this delightful home is beautifully presented throughout and ideal for Nissan, Doxford Internal Business Park, Amazon workers, whilst it is also perfect for commuting into Sunderland City Centre and wider North East region.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to hall.

## Reception Hall

Solid wood flooring, single radiator.

## Living Room 11'6" x 17'7"



UPVC double glazed oriel bay window to front, double glazed sliding patio doors to rear leading out into attractive rear gardens, electric fire with surround, insert and hearth, double radiator, single radiator, wall lights.

## Dining Kitchen 9'4" x 17'7"



Base and eye level units with granite coloured working surfaces over incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include four burner gas hob, electric oven, tempered glass splashback and overhead extractor hood, space for fridge freezer, integrated wine rack, granite coloured splashbacks, UPVC double glazed windows to front, side and rear, tile effect laminate flooring, single radiator x2, wall mounted gas combination boiler serving hot water and radiators, built in cupboard with plumbing for automatic washing machine, UPVC double glazed window

to rear, door to side providing access out to side passage leading through to front and rear gardens.

## First Floor Landing

Access point to floored loft via folding timber ladders, UPVC double glazed window, single radiator.

## Bedroom 1 (front) 9'7" x 11'11"



UPVC double glazed window to front, LED spots to ceiling, single radiator.

## Bedroom 2 (front) 9'6" x 14'11"



UPVC double glazed window to front, single radiator, bulk head cupboard.

## Bedroom 3 (rear) 8'1" x 8'9"



UPVC double glazed window to rear, single radiator.

## Bathroom



Low level WC with concealed cistern, wash bowl sink vanity unit with drawers under and pedestal mixer tap, panel bath with overhead shower and glass screen - white suite with stone effect UPVC lined walls and ceiling, stone effect laminate flooring, ladder design heated towel rail, UPVC double glazed window, ceiling mounted extractor unit, LED downlights to ceiling.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Landscaped gardens to the front with driveway accessed via double wrought iron gates, side passage leading through to beautifully tended gardens to the rear, attractive lawns, large patio seating area accessed directly from the living room, timber store.

### 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 - Particulars

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. 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.

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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 £300.00 by Movewithus Ltd.

### Sea Road Viewings

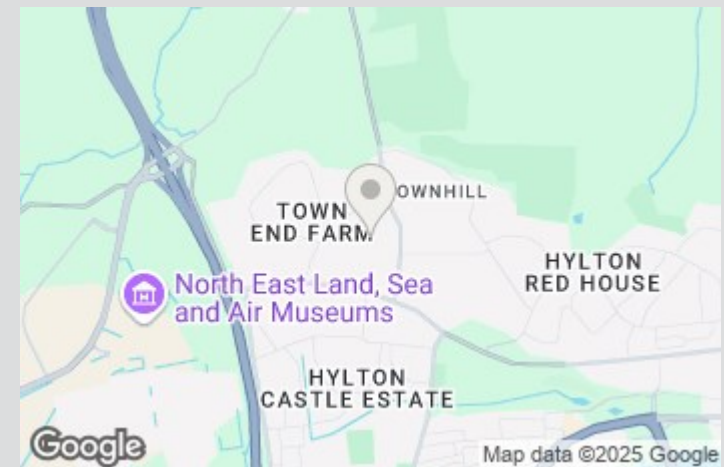
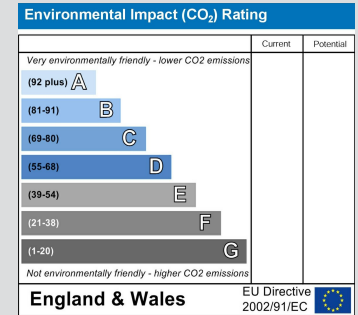
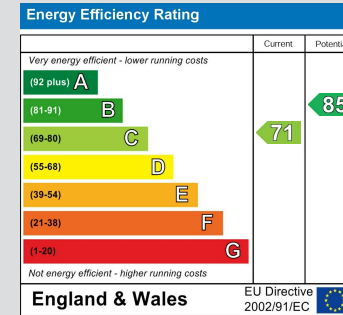
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

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

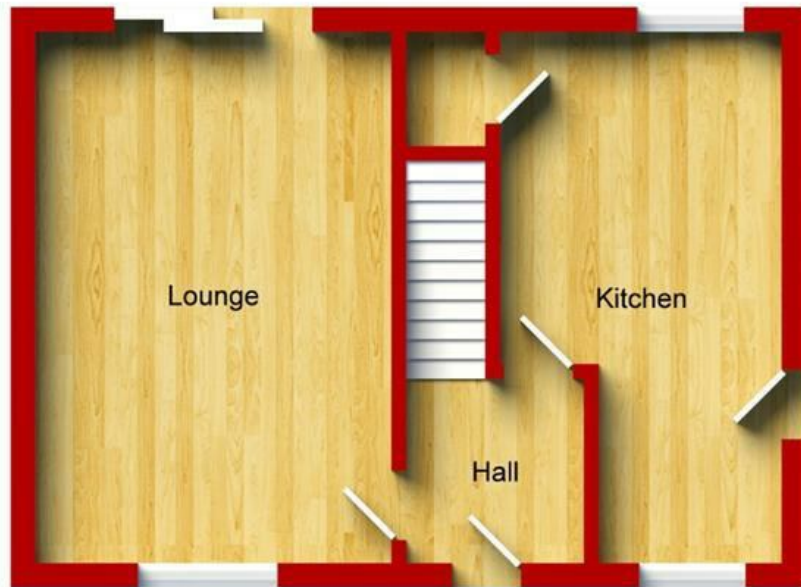
### Ombudsman

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



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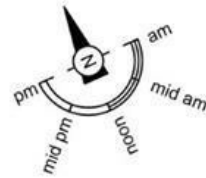
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Ground Floor  
Approximate Floor Area  
(40.50 sq.m)



First Floor  
Approximate Floor Area  
(40.50 sq.m)



19 Bradshaw Street