









Enjoying a peaceful head of cul de sac position on Boston Crescent in Town End Farm, Sunderland, this semi-detached house presents an exceptional opportunity for those seeking a spacious and inviting family home. This beautifully presented larger style three-bedroom terrace boasts a well-thought-out internal layout that is sure to impress.

Upon entering, you are welcomed by a large reception hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The dining room provides an ideal setting for family meals, while the breakfasting kitchen is both functional and inviting, making it a delightful space for culinary creations. The first floor features three generously sized bedrooms, ensuring ample space for family or guests, alongside a well-appointed bathroom.

Externally, the property benefits from gardens to both the front and rear. Residents parking is also available, adding to the convenience of this lovely home. Situated within easy reach of local amenities, this property is perfectly positioned for the A19 and those working at Nissan, Doxford International, and Amazon, as well as for commuters heading into the City Centre and across the wider North East region.

This gorgeous home is truly something special and is guaranteed to leave a lasting impression on all who view it. Don't miss the chance to make this delightful property your own.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Staircase to first floor with storage under, radiator and double glazed window to front.

Lounge 13'6" x 12'8"



Double glazed bay window to front, radiator and electric fire. Open plan into dining room.

Dining Room 11'5" x 9'8"



Double glazed window to rear and radiator.

Breakfasting Kitchen 13'1" x 9'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer

with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. 2 seater breakfast bar, radiator, double glazed window and UPVC door to rear.

First Floor Landing



Storage cupboard and access point to loft.

Bedroom 1 13'8" x 11'6"



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

Bedroom 2 13'5" x 8'10"



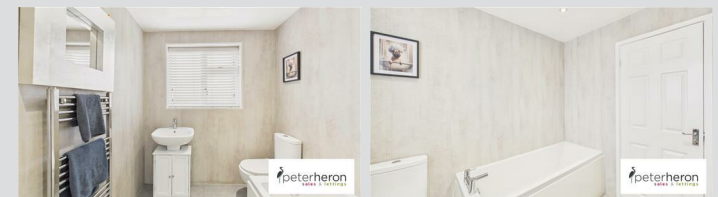
Double glazed window to rear and radiator.

Bedroom 3 10'4" x 9'5" maximum



Double glazed window to front, radiator and built in wardrobe and storage.

Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Walk in shower cubicle, double glazed window to rear.

Outside



Block paved garden to the front, whilst to the rear a low maintenance garden with artificial lawned and decked seating area. Private resident parking access to the front.

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

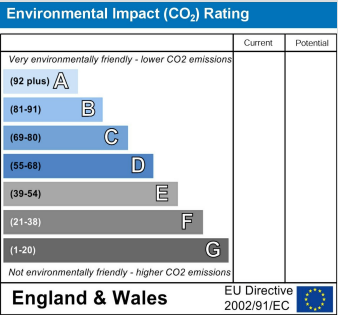
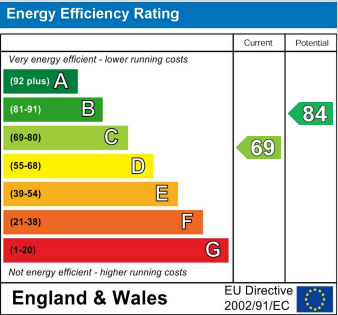
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Floor 0

Approximate total area⁽¹⁾
102.6 m²



Floor 1

(1) Excluding balconies and terraces

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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