









This impressive, three bedroom semi-detached property is ideally located in the popular Town End Farm area. Compromising a spacious lounge, modern kitchen/dining area, three good sized bedrooms, a fully tiled WC and fully tiled bathroom. Externally there are generous gardens to the front and rear elevations. The property is well placed for the A19 and all major road links through to the City centre, the property is ideal for access to Nissan and Doxford International Business Park. Early viewings are highly recommended,

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

## Entrance Hall

Spacious entrance hall with stairs to the first floor and a door to the lounge.

## Lounge 10'9" x 13'7"



Box bay window to the front, radiator, gas feature fireplace and double door through to kitchen/diner.

## Kitchen/Diner 8'0" x 18'1"



A spacious kitchen diner with a range of wall and base units with worksurfaces over, incorporating a 1 1/2 bowl sink and drainer unit, there is a breakfast bar, radiator, integrated appliances include a fridge freezer and an electric oven and hob with overhead extractor fan, window to the rear, space for washing machine and door to entrance hall.

## First Floor Landing

Doors to bedroom one, two, three and the bathroom.

## Bedroom 1 12'7" x 10'2"



Double glazed window to the front and a radiator.

## Bedroom 2 10'3" x 10'2"



Double glazed window to the rear and a radiator.

## Bedroom 3 7'4" x 6'3"



Double glazed window to the front and a radiator.

## Bathroom



Hand wash basin, panelled bath, fully tiled walls and flooring, chrome heated towel rail, double glazed frosted window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## WC



Low level WC, fully tiled walls and floor, frosted double glazed window to the rear.

## Outside



Generous grass area to the front, decking and a block paved area to the rear, shed in the rear garden.

## 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.

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

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## Sea Road Viewings

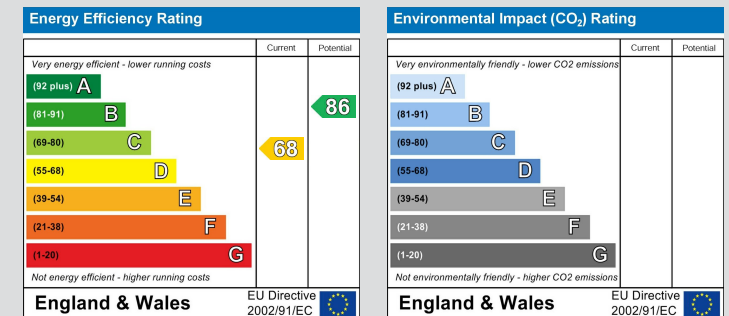
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

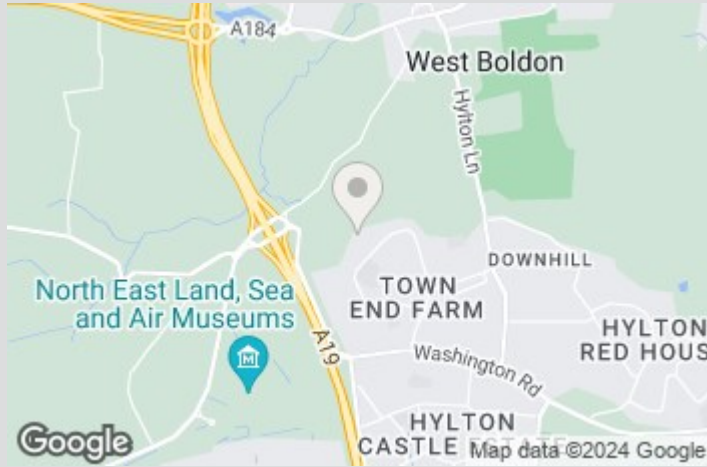
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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