















A popular, larger style two bedroom two reception room mid terraced home with a drive to the front and lovely gardens to the rear sits on the periphery of Town End Farm just off Hylton Lane and offers an exciting opportunity for first time buyers who wish to live in this convenient location near the A19 and ideal for commuting into Sunderland City centre and across the wider North East region.

Internal accommodation comprises reception hall, living room, open plan kitchen/diner with French doors leading out into rear gardens, two first floor bedrooms and a bathroom, whilst features of note include gas central heating and UPVC double glazing.

Occupying a quiet position in this sought after section of Town End Farm, the property is perfectly placed for those working at Nissan, Doxford International Business Park and Amazon, and should prove to be very popular indeed therefore immediate internal inspection is strongly urged!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall



Turned spindle balustrade staircase, cloaks cupboard, understairs storage cupboard, radiator with radiator cover and wood effect laminate flooring.

## Living Room 11'9" x 9'5"



Large square bay with UPVC double glazed windows, single radiator, wood effect laminate flooring and coved cornice to ceiling.

## Open Plan Kitchen/Diner 9'10" x 12'8"



Base and eye level units with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, space for gas cooker, overhead extractor hood, plumbing for automatic washing machine, space for fridge freezer, UPVC double glazed window and French doors leading out into attractive rear gardens, radiator with radiator cover, wood effect laminate flooring, wall mounted gas combination boiler serving hot water and radiators and tiled splashbacks.

## First Floor Landing



Access point to loft, UPVC double glazed window to front and large built in cupboard.

## Bedroom 1 (front) 9'6" x 9'6"



To front of fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to front taking in distant views towards the Wear valley and single radiator.

## Bedroom 2 (rear) 6'1" x 10'4"



UPVC double glazed window to rear and radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower rose and glass screen - attractive white suite with decorative floor tiles, part tiled walls, UPVC window and ladder design heated towel rail.

## Outside



Attractive gardens to the front with a drive providing off street parking accessed via double wrought iron gates. Enclosed gardens to the rear with patio seating area accessed directly from the dining room, lawned section and up a tier a second seating area capturing the afternoon sunshine.

## Council Tax Band

The Council Tax Band is Band

## 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

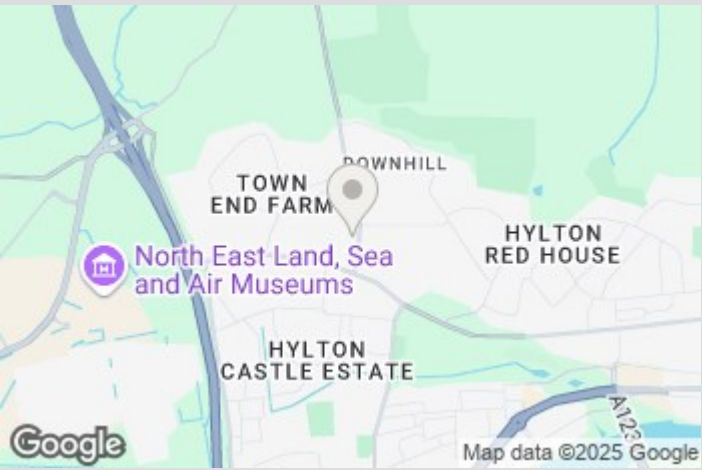
## Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



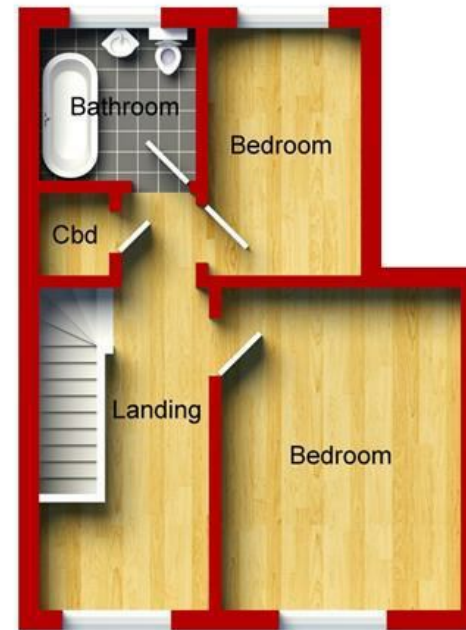
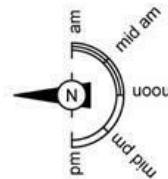
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Ground Floor  
Approximate Floor Area  
(32.20 sq.m)



First Floor  
Approximate Floor Area  
(32.30 sq.m)

56 Brisbane Street