









Enjoying a quiet position on this splendid cul-de-sac set within the ever fashionable Town End Farm estate, this well presented, modernised three bedroom mid terrace home offers comfortable living accommodation which is easy to maintain and economic to run. Internal accommodation includes entrance lobby leading to reception hall, lounge, open plan dining room and kitchen, conservatory, two first floor bedrooms and a bathroom and third bedroom to top floor. The property externally has a patio garden to the front and enclosed landscaped gardens to the rear with raised timber decked seating area. Benefiting from gas central heating and UPVC double glazing, the property is ideally position close to the A19, perfect for Nissan, Doxford International and Amazon workers. Immediate internal inspection is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Lounge 12'0" x 9'3"



Double glazed bay window to the front, there is a radiator, storage cupboard and an electric fireplace.

### Open Plan Kitchen/Diner 17'1" x 10'5"



With a range of wall and base units with countertops over incorporating a single bowl sink and drainer unit, integrated fridge freezer, gas oven and hob with overhead extractor fan, space for washing machine, part tiled walls, there is a cupboard housing the boiler, sliding door to conservatory, double glazed window to the rear.

### Conservatory 8'10" x 9'9"



UPVC door to the rear.

### First Floor Landing

With radiator, double glazed window and stairs to second floor.

### Bedroom 1 13'8" x 9'4"



Double glazed window to the rear and a radiator.

### Bedroom 2 9'4" x 8'9"



Bay window to the front and two radiators.

### Bathroom



With a low level WC, hand wash basin, bath, walk in shower, tiled walls and floor, chrome ladder style radiator, double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 17'1" x 3'8"



Appropriate measurements as sloping ceiling, double radiator and two Velux windows.

## Outside



Low maintenance gardens to the front and rear, driveway 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.

## 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

contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

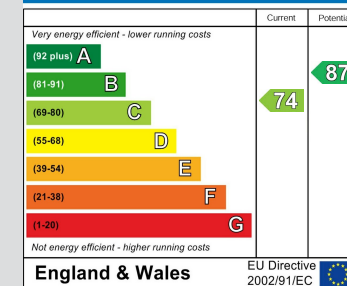
## Opening Times

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

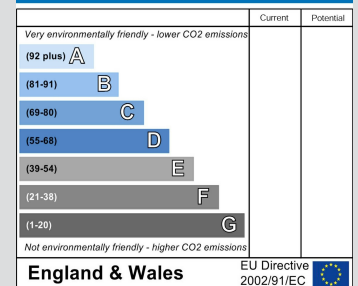
## Ombudsman

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

## Energy Efficiency Rating



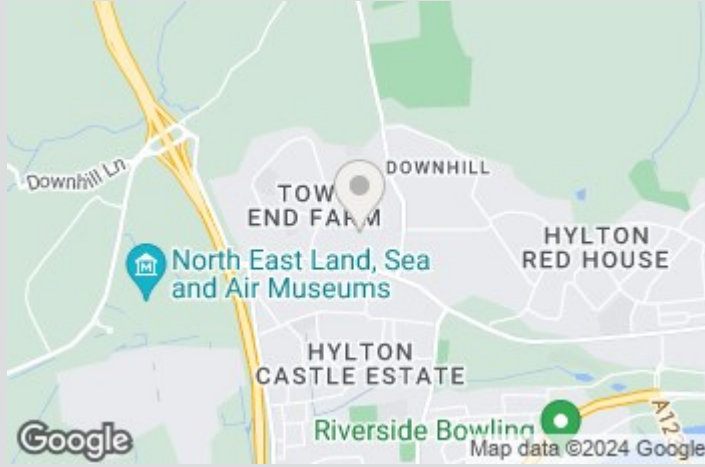
## Environmental Impact (CO<sub>2</sub>) Rating



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## MAIN ROOMS AND DIMENSIONS

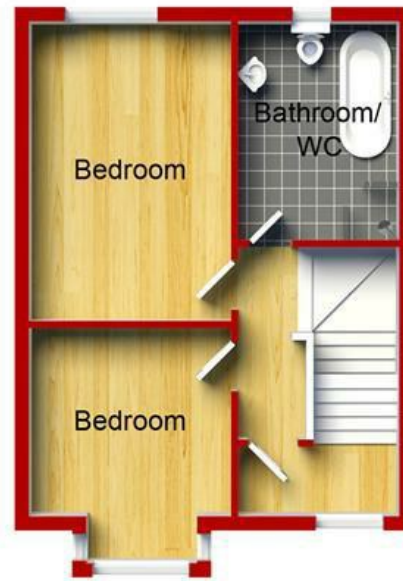


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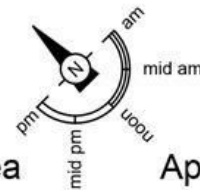
Ground Floor  
Approximate Floor Area  
(45.95 sq.m)



First Floor  
Approximate Floor Area  
(37.40 sq.m)



Second Floor  
Approximate Floor Area  
(15.55 sq.m)



## 6 Baker Square