

Tamworth Square, Thorney Close, Sunderland £70,000




Slicing
CUTTING







A spacious three bedroom semi-detached home located within this popular residential area, available with no upper chain involved. The internal accommodation includes an entrance porch, lounge and a contemporary breakfasting kitchen whilst to the first floor there are three bedrooms, a bathroom and a separate WC. Features of the property include UPVC double glazing and lawned gardens to the front and rear. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Entrance Porch
Single glazed windows and door through to breakfasting kitchen.

Lounge 13'7" x 11'2"





Double glazed window to front and door to rear hall.

Breakfasting Kitchen 16'9" x 6'11" extending to 9'9"

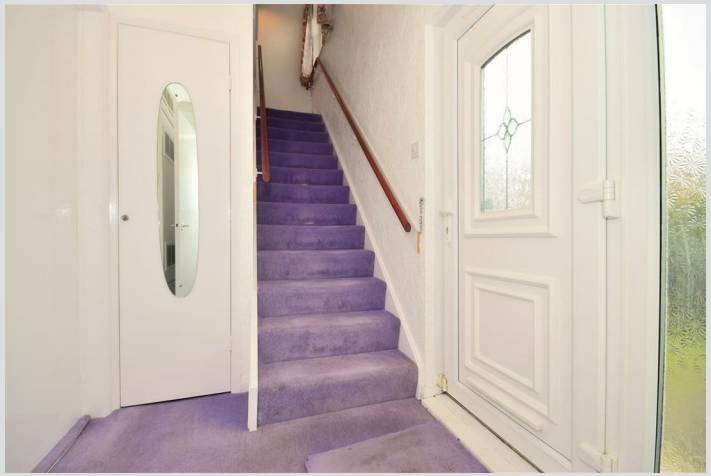






A contemporary fitted kitchen with wall and base units with work surfaces over incorporating sink and drainer unit and a breakfast bar, integrated appliances include an oven and gas hob. Enjoying a dual aspect with double glazed windows to the front and rear, and space has been provided for the inclusion of a washing machine.

Rear Hall



Double glazed door to the rear of the property, double glazed window to rear, central heating radiator, staircase to first floor and built in cupboard.

First Floor Landing
Four useful built in storage cupboards and central heating radiator.

Bedroom 1 11'6" x 10'10"



Double glazed window to front and central heating radiator.

Bedroom 2 10'9" x 6'0"
Double glazed window to front and central heating radiator.

Bedroom 3 8'11" x 5'11"
Double glazed window to front and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a pedestal washbasin and panel bath with electric shower over, central heating radiator and double glazed window.

Separate WC
Double glazed window.

Outside





Gardens to the front and rear laid mainly to lawn. Access to integrated useful storage room.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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.

