

Turnham Road, Thorney Close, Sunderland £82,000




FRONTLINE







A well-presented semi-detached home within this popular residential area. Internally the accommodation includes a hall, attractive lounge and a modern kitchen, leading through to a dining room with French doors to the rear garden. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom. There is also a useful outhouse and workshop. Benefits of the property include gas central heating to radiators and pleasant well-maintained gardens to the front and rear. This convenient location is ideal for shops and schools as well as providing excellent links to Sunderland City Centre and to major road connections including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Hall
Double glazed window, central heating radiator and staircase to first floor.

Lounge 12'3" x 9'7" into alcoves





Double glazed window to front, central heating radiator and fireplace with living flame effect gas fire.

Kitchen 9'10" x 10'7"





Modern kitchen with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and hob, double glazed window to rear and central heating boiler concealed behind matching kitchen unit, central heating radiator. Door to outhouse.

Dining Room 7'5" x 8'9"





Double glazed French door leading out to rear garden and central heating radiator.

First Floor Landing
Single glazed window to side and loft access hatch.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'3" not including fitted robes x 8'4"



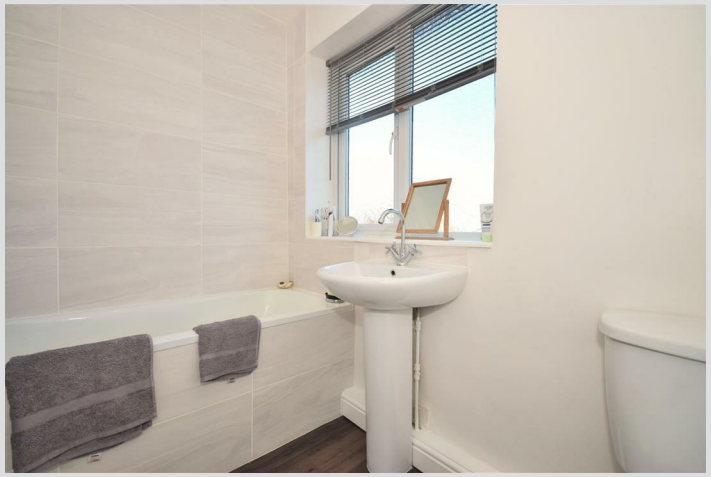
Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom 2 10'4" x 9'2"



Double glazed window to rear and central heating radiator.

Bathroom



Modern white suite comprising of a low level WC, pedestal washbasin and bath with shower attachment over, double glazed window to rear, single glazed window to side, central heating radiator and part tiled walls.

Outside



Block paved area and lawn area to the front of the property, whilst to the rear there is a delightful garden laid mainly to lawn with patio area and deck area.

Outhouse 12'5" x 8'7"
Door to front, single glazed window to front and doors to the kitchen and workshop.

MAIN ROOMS AND DIMENSIONS

Workshop 14'1" x 8'5"



Door to rear garden, the workshop benefits from power and lighting.

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
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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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.

