









Located on a quiet pedestrianised walkway, this beautifully presented 3-bedroom, 2-reception room end terrace home offers a comfortable living space. The accommodation comprises a welcoming reception hall, a lounge, a dining room, a kitchen, three first-floor bedrooms, and a bathroom. The property is fitted with gas central heating and UPVC glazing for energy efficiency and comfort.

Situated on the periphery of Town End Farm, this home is within walking distance of a great range of local amenities and offers excellent transport links via the A19, making it ideal for workers at Nissan, Doxford International Business Park, or Amazon.

Don't miss out on this wonderful home—schedule a viewing today!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a UPVC front door into

## Entrance Hallway

With a radiator, stairs to the first floor and doors leading to the lounge and kitchen.

## Lounge 14'8" x 10'10"



With a double glazed window to the front elevation, a feature fireplace and a radiator. Open plan into the dining area.

## Dining Area 8'10" x 8'8"



With a double glazed window to the rear elevation, a radiator and a door to the kitchen.

## Kitchen 9'2" x 7'8"



Wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit. Space has been provided for the inclusion of a cooker and a fridge freezer, and there is a double glazed window, as well as a UPVC door to the rear.

## First Floor Landing

Landing with doors to the three bedrooms and to the bathroom.

## Bedroom 1 14'2" x 9'3"



With a double glazed window to the rear and a double radiator.

## Bedroom 2 9'3" x 8'7"



Double glazed window to the rear, a double radiator.

## Bedroom 3 9'6" x 7'10"



Double glazed window to the front.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



With a low level WC, a bath with shower, hand wash basin and a double glazed frosted window to the rear.

## Outside



Low maintenance courtyard and forecourt with a shed to the rear.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Opening Times

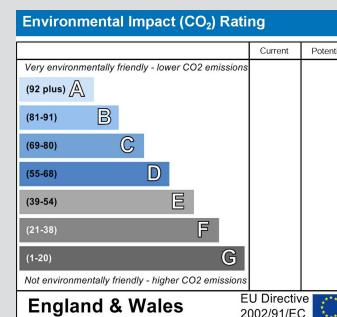
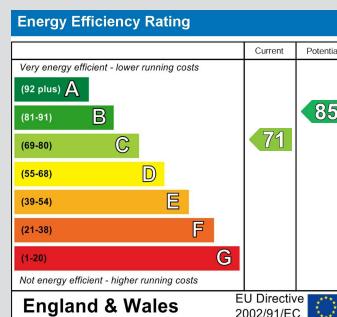
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Council Tax Band

The Council Tax Band is Band A.

## Ombudsman

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



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