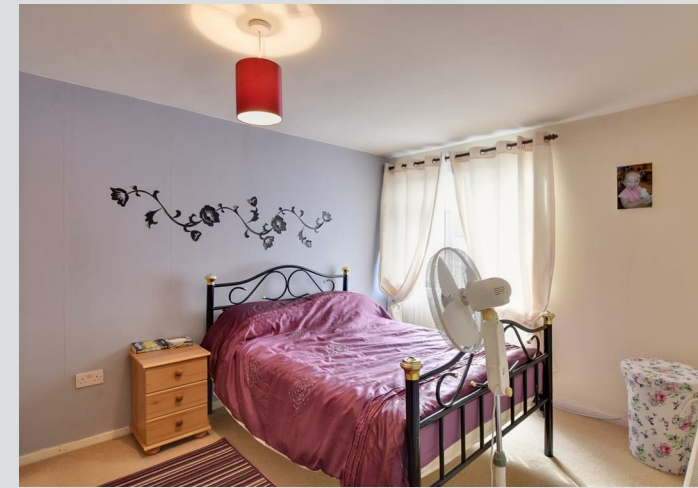
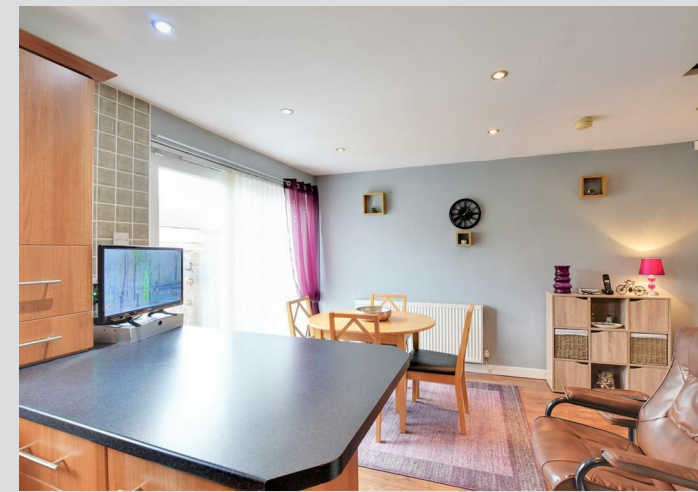










Set on the periphery of Hylton Castle estate, this modernised three bedroom end link villa with gardens to the front, side and rear offers comfortable accommodation which is easy to maintain and economic to run.

The property is arranged over two floors and features a reception hall, lounge, dining room and open plan kitchen, whilst at first floor level there are three bedrooms and a bathroom.

Benefiting from gas central heating, the property is located at the Ferryboat Lane end of the estate and ideal for the A19. Perfect for Nissan and Doxford International park workers, the property is available with no upward chain and carries a very attractive asking price. Internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Reception Hall

Laminate flooring, single radiator.

Lounge 12'11" x 12'4"



UPVC single glazed window to front, radiator.

Dining Room 12'11" x 8'7"



Sliding double glazed patio doors leading out into rear gardens, single radiator, laminate flooring, open plan into

Kitchen 9'8" x 8'10"



Base and eye level units with granite coloured working

surfaces incorporating 1 1/2 bowl sink unit plus mixer taps, gas hob with built under electric oven, overhead extractor hood, plumbing for washer, space for fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, tiled flooring, tiled splashbacks, flush halogen lights to ceiling, UPVC single glazed window to rear, fitted shelving.

First Floor Landing

Access point to loft, radiator.

Bedroom 1 (front) 9'4" x 12'4"



UPVC Single glazed window to front, single radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 9'4" x 10'4"



UPVC single glazed window to rear, double radiator, built in cupboard.

Bedroom 3 (front) 9'7" x 7'9"



UPVC single glazed window, single radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower and glass screen - white suite with part tiled walls, tiled floor, UPVC lined ceiling, wall mounted extractor unit, UPVC single glazed window, single radiator.

Outside



Generous gardens to the front and side, enclosed courtyard to the rear with brick store and single pedestrian gate.

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

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MAIN ROOMS AND DIMENSIONS

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

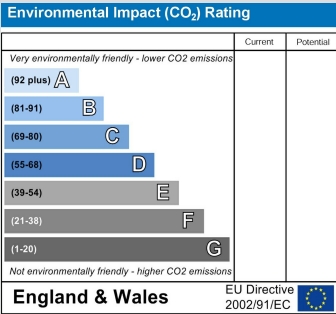
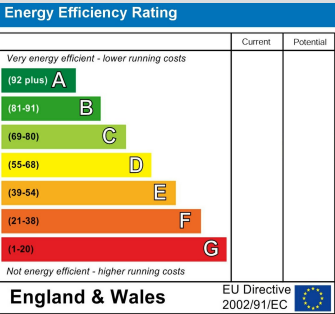
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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