









Enjoying a quiet head of cul-de-sac situation and featuring larger than average south facing gardens to the rear, this stunning two bedroom and two reception room end terraced home, extended at ground floor level and boasts an impressive open plan kitchen/diner and attractive decor throughout.

Ready to move into and perfect for both first time buyers and those looking to a downsize to a two bedroom property, the property sits within this highly sought after street towards the periphery of Town End Farm and is well placed for major routes into the City centre and with its close proximity to the A19 is perfect for Nissan, Doxford International Business park, Amazon and commuting throughout the wider Northeast region. Internal inspection is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall



Staircase to first floor and radiator.

## Lounge 11'3" x 13'2"



Double glazed bay window to front elevation, radiator and feature fireplace. Open plan into kitchen.

## Kitchen/Diner 14'3" x 12'1"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer and washing machine. Radiator and Storage cupboard providing space for tumble dryer. Double

glazed window and UPVC French patio doors to rear elevation.

## First Floor Landing



Access point to loft.

## Bedroom 1 (front) 9'6" x 10'2"



2x double glazed windows to front elevation, radiator and built in mirrored sliding door wardrobes.

## Bedroom 2 (rear) 8'0" x 8'8"



Double glazed window to rear elevation and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and double glazed window to rear elevation.

## Outside



Garden to the rear with generous south facing gardens to the rear with seating area.

## Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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. 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.

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please

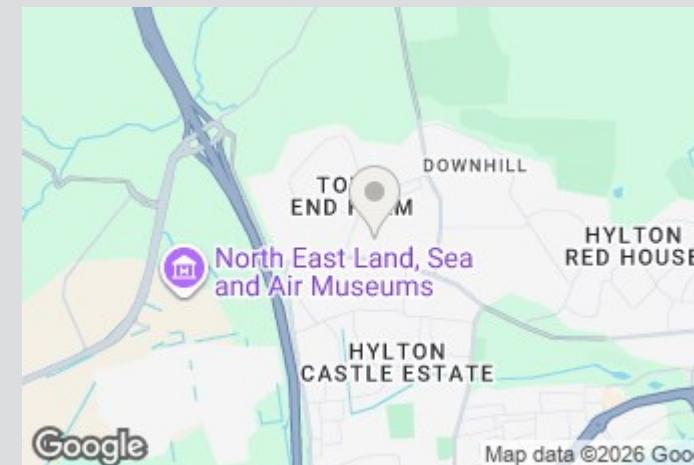
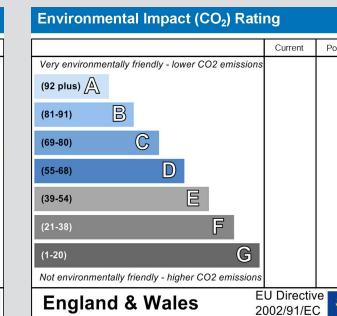
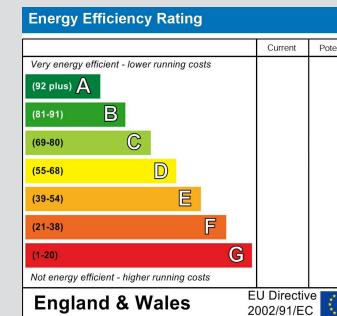
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

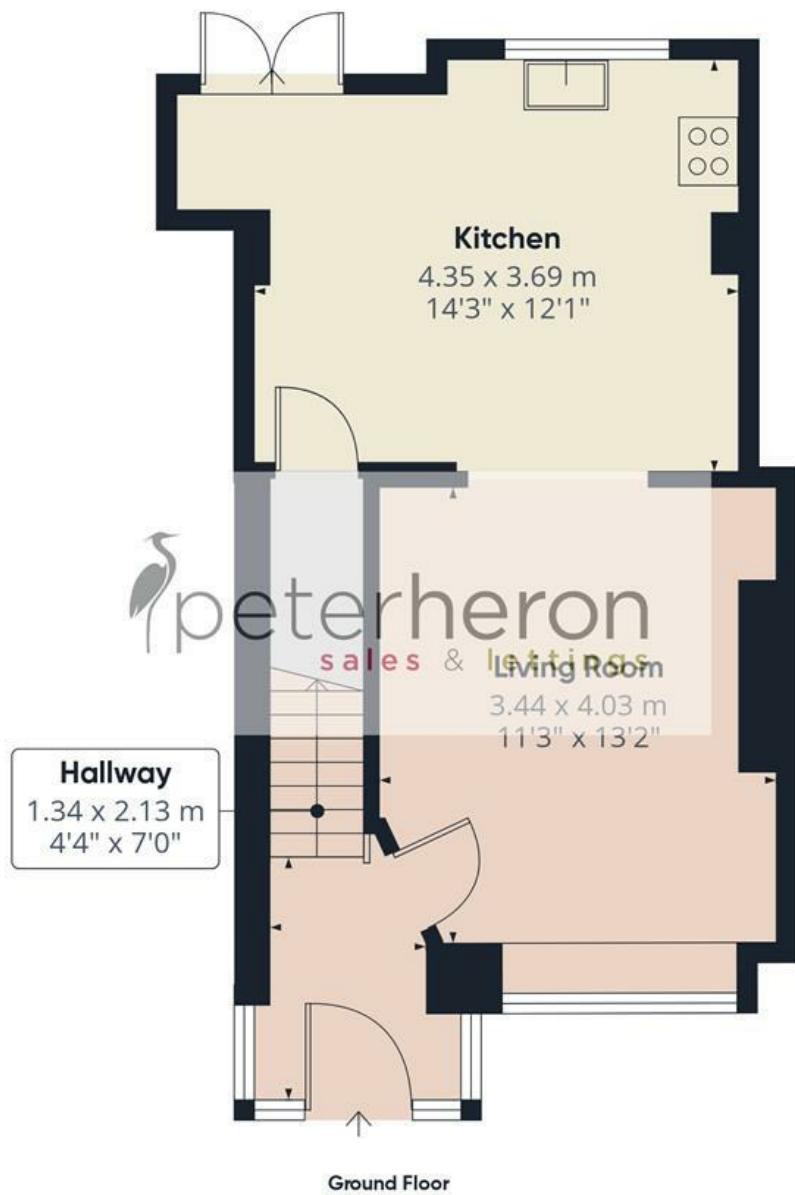
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Approximate total area<sup>(1)</sup>

58.2 m<sup>2</sup>

627 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

