









This attractive three bedroom semi detached home occupies a wonderful position on the periphery of Town End Farm and sits upon a quiet pedestrianised walkway. Internal accommodation includes entrance hall, lounge, dining room, kitchen, three first floor bedroom and a bathroom and externally there is a garden to the front and to the rear a delightful block paved garden with double gates providing off street parking. The property is set close to the A19 and is perfect for those working at Nissan, Doxford, Amazon and Newcastle Upon Tyne whilst the City Centre is within east reach. A popular style home being a favourite with families and first time buyers, the property can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Staircase to first floor, understairs storage cupboard, single radiator.

Lounge 13'8" x 10'8" into recess



UPVC double glazed window to front, double radiator, attractive electric fireplace with feature surround and hearth, opening into dining room.

Dining Room 9'3" x 8'8"



Double radiator, sliding patio door leading into rear garden. Archway leading into kitchen.

Kitchen 7'8" x 8'8"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, space for cooker and fridge freezer, extractor fan, double glazed window to rear and wood effect laminate flooring.

First Floor Landing

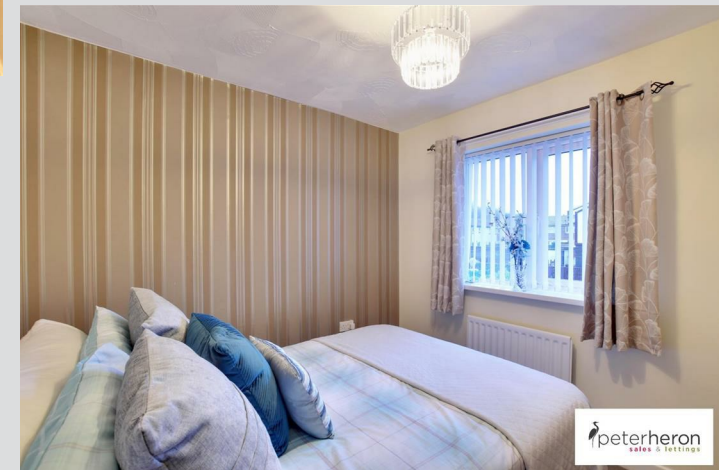
Double radiator and access to loft.

Bedroom 1 14'1" x 9'0"



Double glazed window to front, fitted wardrobes, set of 3 drawers and 2 bedside cabinets, and single radiator.

Bedroom 2 8'10" x 9'1"



Double glazed window and single radiator.

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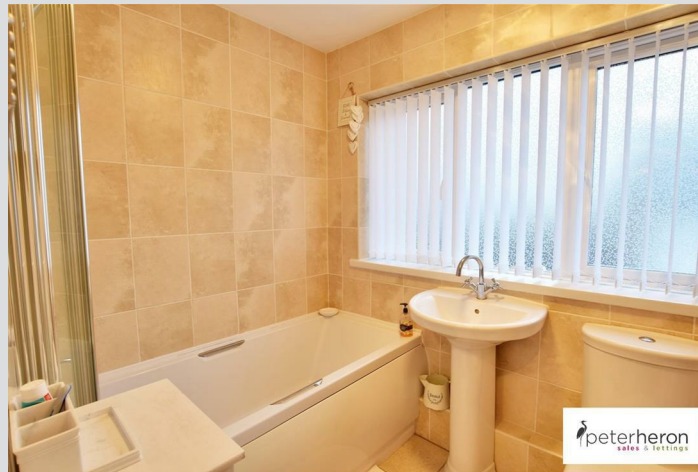
MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'9" x 7'8" into fitted robes



Double glazed window, single radiator, fitted mirror fronted sliding door wardrobes and cupboard housing Vaillant combi boiler.

Bathroom



Low level WC, washbasin and bath with overhead shower, heated towel, tiled walls and floor, double glazed window.

Outside



Gravelled garden to the front whilst to the rear there is a delightful block paved garden with artificial lawn and double gates providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

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

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

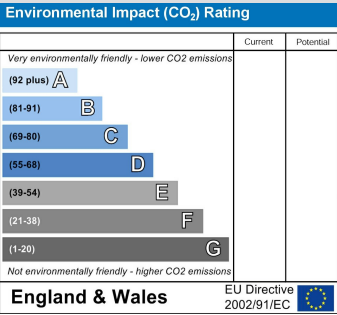
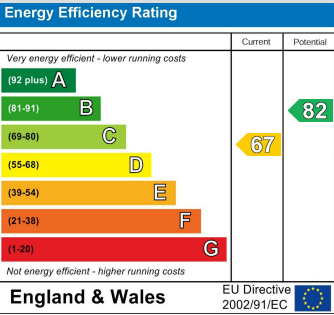
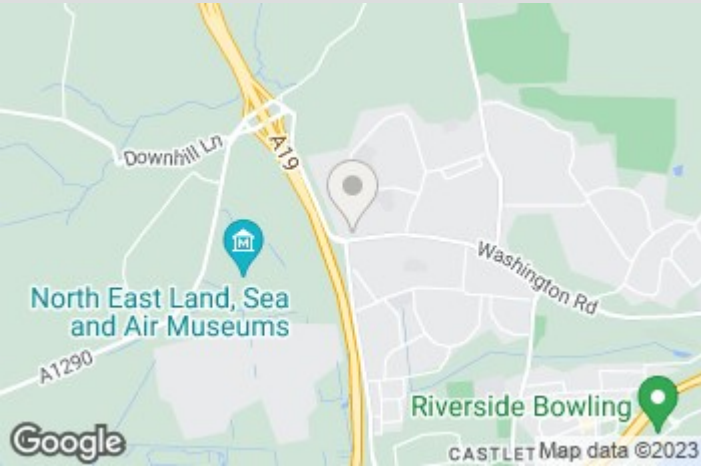
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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