



**Bathgate Avenue, Town End Farm, Sunderland**

**Offers over £119,950**







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sales & lettings



Recently refurbished three bedroom mid terraced home finished to good standard throughout, with ready to move into living accommodation ideal for first time buyers.

Comprising reception hall, lounge, open plan dining kitchen with French doors into rear gardens, three first floor bedrooms and a bathroom whilst externally there are gardens to the front and enclosed gardens to the rear with parking.

Sitting upon a quiet pedestrianised walkway and convenient for a good range of local amenities, the property is ideal for the A19, and is perfect for those working at Nissan, Doxford International, Amazon, Sunderland City Centre and Newcastle. Available with no upward chain, immediate viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite entrance door to

## Entrance Hall

Stairs to first floor, built in storage under stairs and door to the lounge.

## Lounge 10'10" x 9'4"



The lounge benefits from a double glazed bay window to the front elevation and a double radiator. Open plan into the kitchen/diner.

## Kitchen 8'7" x 7'3"



Range of fitted wall and base units with wood effect countertops over, incorporating a single bowl sink and drainer unit. The kitchen also features tiled splashbacks, and integrated oven and hob with overhead extractor fan and space for a fridge freezer, double glazed windows.

## Dining Area 8'1" x 8'8"



French double glazed patio doors to rear elevation and radiator.

## First Floor Landing

Landing with doors to bathroom and three bedrooms.

## Bedroom 1 14'0" x 9'3"



A deceptively spacious double bedroom featuring a double glazed window to the front elevation and a radiator.

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



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

## Bedroom 3 9'4" x 7'8"



Featuring a double glazed window to the rear elevation and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



A modern style bathroom benefitting from a low level WC and hand wash basin unit with concealed cistern and storage and a bath with mains shower over. Double glazed window to the rear elevation and chrome ladder style radiator.

## Outside

To the front of the property there is a low maintenance garden and to the rear there is a good sized garden with AstroTurf as well as a shed and a gate to the parking area behind the house.

## 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:-

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 Fawcett Street 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		73
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

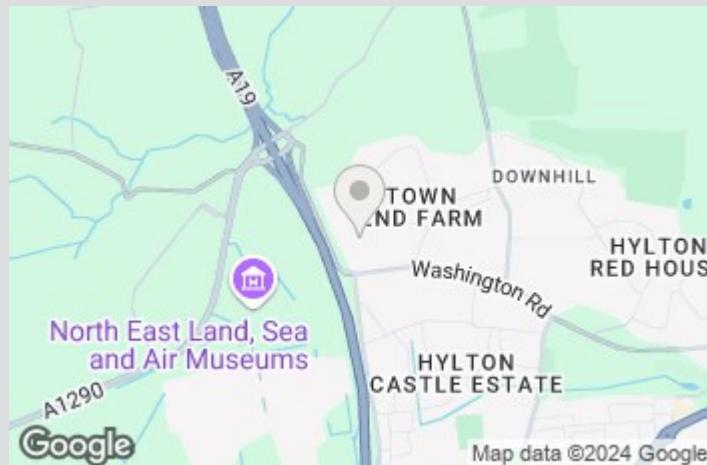
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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