









A newly refurbished three bedroom mid terraced home finished to the highest of standards with immaculate internal decor throughout and offering wonderful internal living space perfect for families and first time buyers alike.

Available with no upward chain, the property offers "Turnkey" living accommodation which features an entrance porch, living room, open plan kitchen/diner, French doors leading out into a south west facing rear garden, three first floor bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing and also having the added bonus of a garage and drive, this beautiful home enjoys wonderful views to the rear taking in Penshaw Monument and overlooks lovely green to the front.

Set midway between the City Centre and A19, the property is perfect for commuting and is particularly convenient for Nissan, Amazon and Doxford International Business park, without doubt one of finest examples of its kind currently on the market today, we anticipate considerable demand therefore immediate internal inspection to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Laminate flooring, built in cupboard, UPVC double glazed window to side, UPVC double glazed door to

Living Room 14'7" x 14'3"



UPVC double glazed window overlooking front gardens and pleasant green beyond, double radiator, staircase, vinyl flooring, arch through to

Dining Room 9'7" x 7'9"

UPVC double glazed French doors leading out to rear gardens with a westerly aspect and timber decked seating areas, single radiator, understairs storage cupboard, wood effect laminate flooring, open plan to

Kitchen 6'9" x 9'11"



Beautifully crafted with a good selection of base and eye level units with wood effect working surfaces and upstands incorporating a coloured contrasting single drainer sink unit with pedestal mixer taps, integrated appliances include electric halogen hob, built under fan assisted electric oven,

overhead extractor hood with tempered glass splashback, automatic washing machine, whilst space is also provided for free standing fridge freezer. Tiled splashbacks, wood effect laminate flooring, breakfast bar, peninsular with seating for two people. UPVC double glazed window and door to rear.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 8'5" x 15'11"



UPVC double glazed window to front overlooking greens, single radiator, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators.

Bedroom 2 (rear) 8'3" x 8'11"



UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 5'11" x 10'10"



Maximum depth incorporating bulk head cupboard, UPVC double glazed window to front, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin vanity unit, panel bath with overhead shower and glass screen - attractive white suite, wall tiles, wood effect floor tiles, chrome ladder design heated towel rail, UPVC double glazed window to rear.

Outside



Artificial grassed lawned area with patio seating area overlooking attractive council maintained greens. Enclosed gardens to the rear with two timber decked seating areas, one directly accessed from the dining room and another raised section taking in a southerly aspect and all day long sunshine. There is also a drive to the rear together with a brick GARAGE with remote control electric roller shutter door.

Council Tax Band

The Council Tax Band is Band B.

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.

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Sea Road Viewings

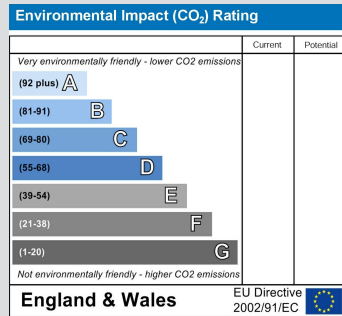
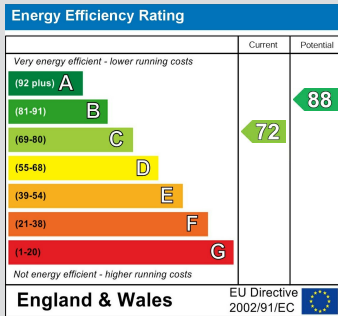
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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