









Occupying a splendid position on a quiet pedestrianised walkway set within the fashionable superb of Town End Farm, set close to the A19 making it perfect for commuting to Doxford International Business park, Nissan and Amazon Warehouse, this very well presented three bedroom mid terraced home with south west facing gardens to the rear offers an exciting opportunity to first time buyers and families alike. Internal accommodation comprises reception hall, lounge, dining room, extended kitchen, three first floor bedrooms and a bathroom whilst externally there are attractive gardens to the front and enclosed gardens to the rear with a drive providing secure off street parking. Decorated to a good standard throughout with a fresh contemporary feel, this delightful home can only be fully appreciated upon inspection and immediate viewing should be considered essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to reception hall.

Reception Hall



Spindle balustrade staircase, understairs storage cupboard, double radiator. Door to lounge.

Lounge 11'10" x 13'8"



UPVC double glazed windows to front overlooking gardens, living flame gas fire with stone effect surround, insert and hearth, radiator. Open plan to dining room.

Dining Room 9'3" x 9'10"



UPVC double glazed window to rear, single radiator.

Kitchen 20'5" x 7'8"



Maximum width. A good selection of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer taps, electric hob with brushed steel splashback and overhead extractor hood, electric oven, worktop lighting, plumbing for automatic machine, space for fridge freezer, glass fronted display cabinets, wall mounted gas combination boiler serving hot water and radiators, single radiator, UPVC double glazed window and door to side providing access out into enclosed south west facing rear gardens.

First Floor Landing

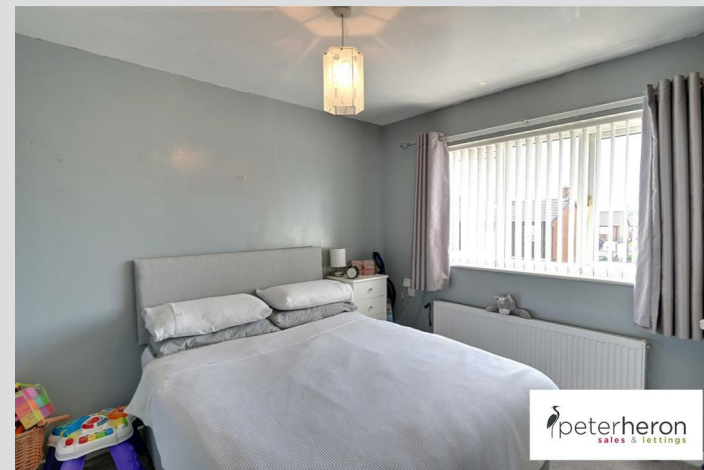
Access point to loft.

Bedroom 1 (front) 10'1" x 12'7"



UPVC double glazed window to front, double radiator.

Bedroom 2 (rear) 10'1" x 10'5"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 9'5" x 7'8"



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

Bathroom



Low level WC, pedestal washbasin and panel bath with

overhead rainforest shower head and hand held riser together with glass screen - white suite with wall and floor tiles, UPVC lined ceiling, UPVC double glazed window to rear, ladder design heated towel rail.

Outside



Landscaped gardens to the front with artificial lawns and a Resin pathway together with patio seating area fronting onto a lovely quiet pedestrianised walkway. Enclosed gardens to the rear offer a south westerly aspect and Resin drive providing secure off street parking accessed via double wrought iron gates. Brick store, Timber shed.

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 - 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

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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 01915103323 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.

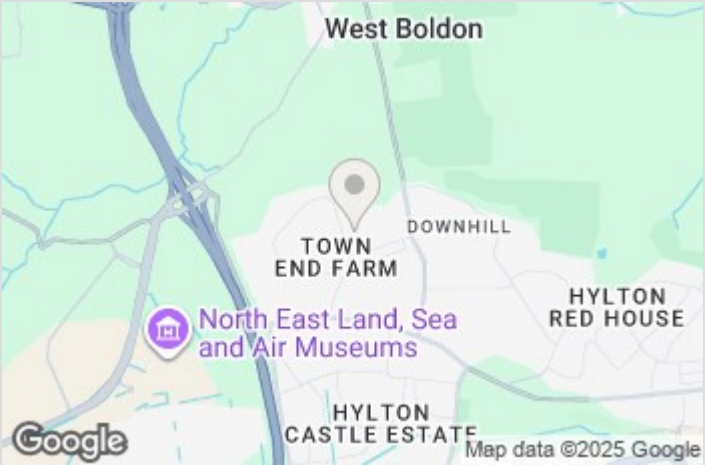
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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