









Finished to a very good standard throughout, this quietly located larger style four bedroom semi detached home which occupies a lovely cul-de-sac position, offers well proportioned internal living accommodation which is literally ready to move into.

Comprising a large reception hall with ground floor WC, lounge, open plan dining room and kitchen, the property has four first floor bedrooms and a family bathroom whilst externally there are landscaped gardens to the rear with artificial lawns and seating areas and a large block paved drive to the front with off street parking for two cars which can be accessed via remote control gates.

Set within this highly fashionable area of Town End Farm close to the A19, the property is well placed for Sunderland City centre and wider North East region offering good transport links through to the A19 and A1M. Perfect for Nissan and Doxford International Business park workers, this superb home is beautifully decorated throughout and is guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Hall



Wood coloured laminate flooring, turned oak and chrome staircase, double radiator, uplighting to arched alcove, understairs storage cupboard.

Ground Floor WC



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, radiator.

Lounge 12'9" x 13'7"



UPVC double glazed window to front, double radiator, part glazed double doors to

Dining Room 9'9" x 11'6"



Oak coloured laminate flooring, UPVC double glazed French doors leading onto a raised timber decked seating area with steps down to rear gardens, wall preparation for a flat screen TV, open plan to

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MAIN ROOMS AND DIMENSIONS

Kitchen 9'3" x 13'10"



Base and eye level units with wood coloured working surfaces incorporating 1 1/2 bowl enamel sink unit with professional mixer tap, Ink integrated appliances including five burner gas hob with overhead extractor hood and built in electric oven, integrated dishwasher, washing machine, tiled splashbacks, space for American style fridge freezer, worktop lighting, tiled floor, breakfast bar with radiator, UPVC double glazed window to rear.

First Floor Landing

Access point to loft, built in cupboard.

Bedroom 1 (front) 13'5" x 13'6"



UPVC double glazed window, fitted wardrobes with sliding doors, single radiator.

Bedroom 2 (rear) 11'8" x 9'1"



UPVC double glazed window to rear, double radiator, wood effect laminate flooring.

Bedroom 3 8'11" x 11'3"



UPVC double glazed window, single radiator, laminate flooring.

Bedroom 4 9'9" x 6'5"



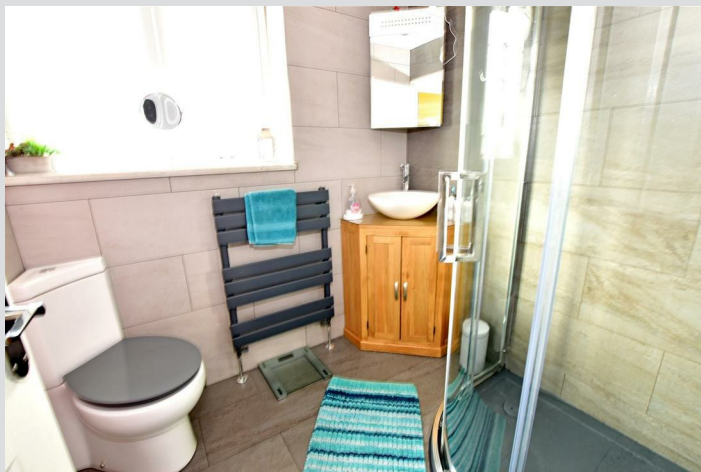
UPVC double glazed window, single radiator, laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, corner wash bowel with pedestal mixer tap vanity units under, corner shower cubicle - lovely white suite with tiled walls, tiled floor, UPVC double glazed window, heated towel rail.

Outside



Large block paved drive with off street parking for two cars accessed via electric sliding gates, enclosed gardens to the rear with artificial lawn, BBQ, patio seating areas and timber store.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

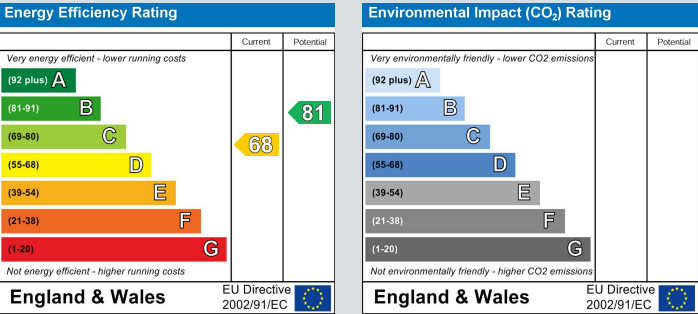
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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