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Enjoying a highly sought after position on the periphery of Town End Farm, set back from Hylton Lane this three bedroom semi detached home offers comfortable living accommodation ideal for first time buyer families. Comprising an entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom, the property benefits from UPVC double glazing, gas central heating and generous gardens to the rear. Ideally located for a range of amenities, close to schools and boasts good transport links to Nissan, Amazon, Doxford International, Sunderland City Centre, A19 and wider road networks. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Staircase to first floor with storage under and radiator.

Lounge 13'8" x 11'6"



Double glazed window to front, radiator and electric fire. Open plan into dining room.

Dining Room 9'10" x 9'4"



UPVC double glazed French doors to rear.

Kitchen 9'2" x 7'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, microwave, fridge freezer, washing machine and dishwasher. Double glazed window and UPVC door to rear.

First Floor Landing



Access point to loft.

Bedroom 1 12'9" x 9'7"



Double glazed window to front, radiator and built in mirrored wardrobes.

Bedroom 2 10'1" x 10'0"



Double glazed window to rear, radiator and built in sliding door wardrobes.

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'6" x 7'5"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin vanity unit and bath with waterfall shower over, chrome heated towel rill and double glazed window to rear.

Outside



Low maintenance front garden whilst to the rear a generous garden which is mainly laid to lawn with timber decked seating area.

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 contemplating travelling some distance to view the property. 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

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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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		66
(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 CO ₂ 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 ₂ emissions		
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Approximate gross area⁽¹⁾

73.6 m²

Balconies and terraces

28.8 m²

Reduced headroom

0.3 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.