

Available with no upward chain, this well presented three bedroom mid link villa which occupies a highly sought after position of the periphery of Town End Farm, enjoying distant views of Penshaw Monument to the front.

The property internally comprises entrance porch, reception hall, lounge, open plan dining kitchen, three first floor bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing.

Extended at ground floor level, the property offers a comfortable living space perfect for families who also have the added benefit of well proportioned outdoor space featuring lawned gardens to the rear with patio seating areas and additional landscaped gardens to the front.

Perfect for the A19, the property offers excellent commuting location serving Sunderland City centre, Newcastle Upon Tyne and Durham City. Internal inspection highly recommended!



# MAIN ROOMS AND DIMENSIONS

## 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.

## Ground Floor

UPVC double glazed feature door to

## Entrance Porch

Tiled floor, Georgian design door to

## Reception Hall



Wood effect laminate flooring, spindle balustrade staircase with understairs cloaks cupboard, single radiator.

## Lounge 11'6" x 11'11"



Maximum dimensions into bay with UPVC double glazed windows to front, living flame gas fire with polished stone surround, insert and hearth, single radiator, coved cornice to ceiling, wall lights and alcoves.

## Dining Kitchen 8'4" x 18'4"



A lovely open plan arranged room with good selection of base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl sink with pedestal mixer taps, space has been provided for an electric cooker with overhead extractor hood, under bench fridge and freezer, plumbing for automatic washing machine. Part tiled walls and tiled floor. A dining area to the room makes this space perfect for families. UPVC double glazed windows overlook the rear gardens and a door provides access to the gardens which feature extensive patio areas and lovely lawned section. Radiator.

## First Floor Landing

Access point to loft.

## Bedroom 1 (rear) 8'10" x 12'9"



To the front of fitted wardrobes with sliding doors, bedside cabinets, dressing table, UPVC double glazed windows to rear, single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (front) 7'8" x 10'9"



Into fitted wardrobes with mirror fronted doors, UPVC double glazed window to front taking in wonderful views of Penshaw Monument, single radiator.

## Bedroom 3 (front) 7'10" x 7'1"



UPVC double glazed window with views of Penshaw Monument, single radiator, bulk head cupboard housing wall mounted gas combination boiler serving hot water and radiators.

## Bathroom



Low level WC, pedestal washbasin and corner shower cubicle with an attractive white suite, tiled walls, laminate flooring, UPVC lined ceiling, UPVC double glazed window to rear, fitted mirror and shelving, ladder design heated towel rail.

## Outside



Lawned gardens to the front with wrought iron perimeter fencing, UPVC door provides access to lockable passageway which leads through to the rear gardens. The rear gardens are arranged over three levels and occupy a block paved seating area accessed directly from the kitchen/diner with steps leading onto a raised flag stone patio and lawned garden beyond with timber shed.

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# MAIN ROOMS AND DIMENSIONS

## 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.

## 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

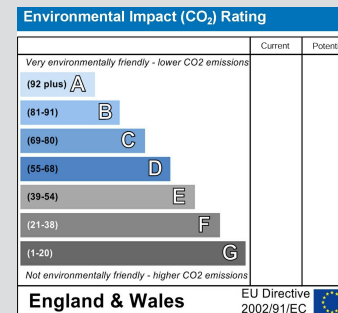
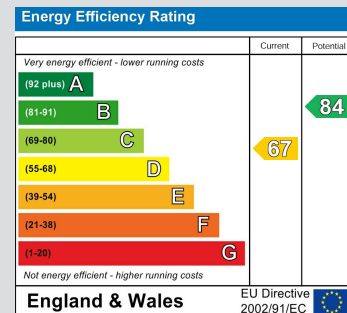
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



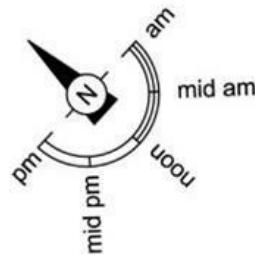
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Ground Floor  
Approximate Floor Area  
(36.56 sq.m)



First Floor  
Approximate Floor Area  
(38.14 sq.m)

# 41 Bedale Crescent