









Available with immediate vacant possession and no upward chain, this popular style three bedroom end terrace home with off street parking to the rear enjoys a convenient situation within the ever fashionable Town End Farm estate set close to the A19 and perfect for those working at Nissan, Doxford International Business park, Amazon and with superb commuting links into the city centre, Newcastle Upon Tyne and Durham City. Internal accommodation includes reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom and the property benefits from gas central heating and UPVC double glazing. With gardens to the front and rear the property is walking distance from a superb range of amenities and is literally ready to move into!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall



Stairs to first floor and radiator.

## Lounge 13'8" x 9'8"



Double glazed window to front, radiator and double doors to dining room.

## Dining Room 8'9" x 17'1" into kitchen area



UPVC double glazed patio doors to rear and radiator. Open plan to kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for a washing machine. Double glazed window to rear elevation.

## First Floor Landing

Access point access hatch to loft

## Bedroom 1 14'1" x 9'4"



Double glazed window to front and radiator.

## Bedroom 2 8'7" x 9'4"



Double glazed window to rear and radiator.

## Bedroom 3 9'6" x 7'8"



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 rail and double glazed window to rear.

## Outside



Low maintenance paved garden to the rear with double gates providing off street parking option. Shed with electric supply.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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

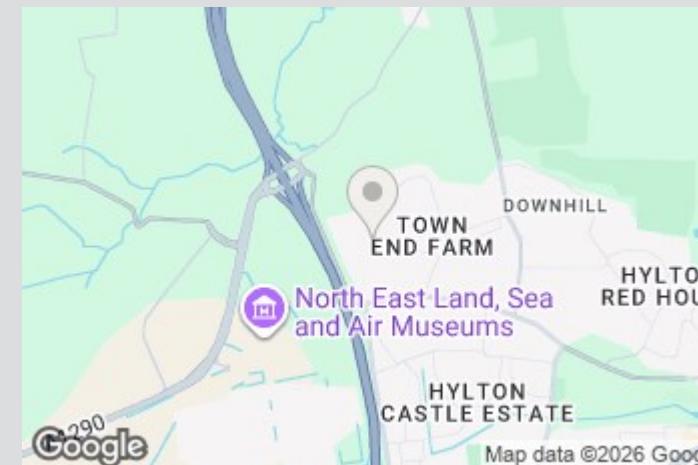
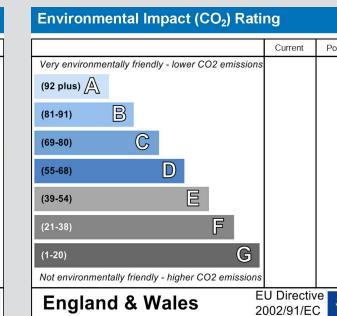
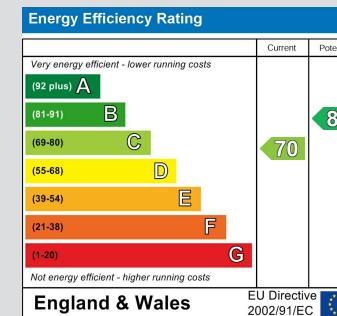
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

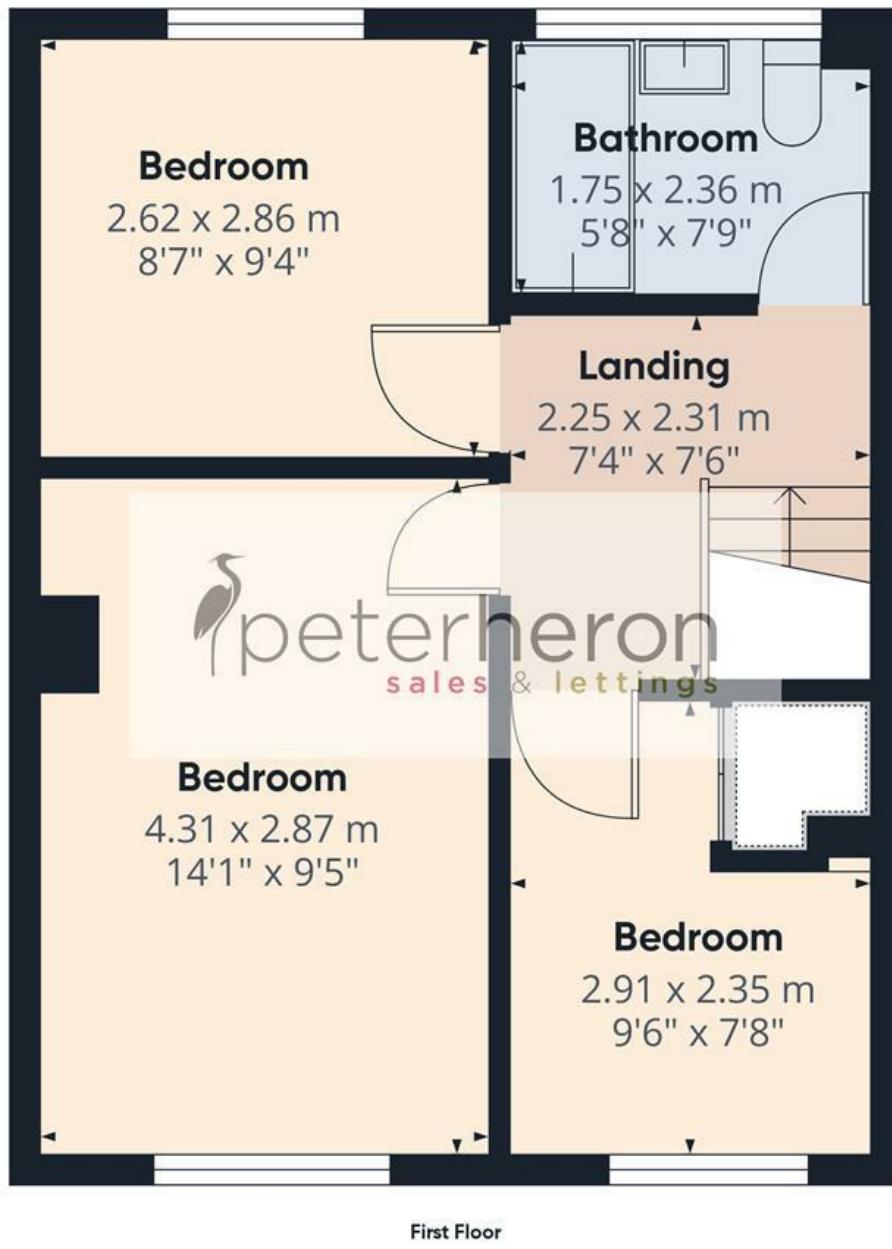
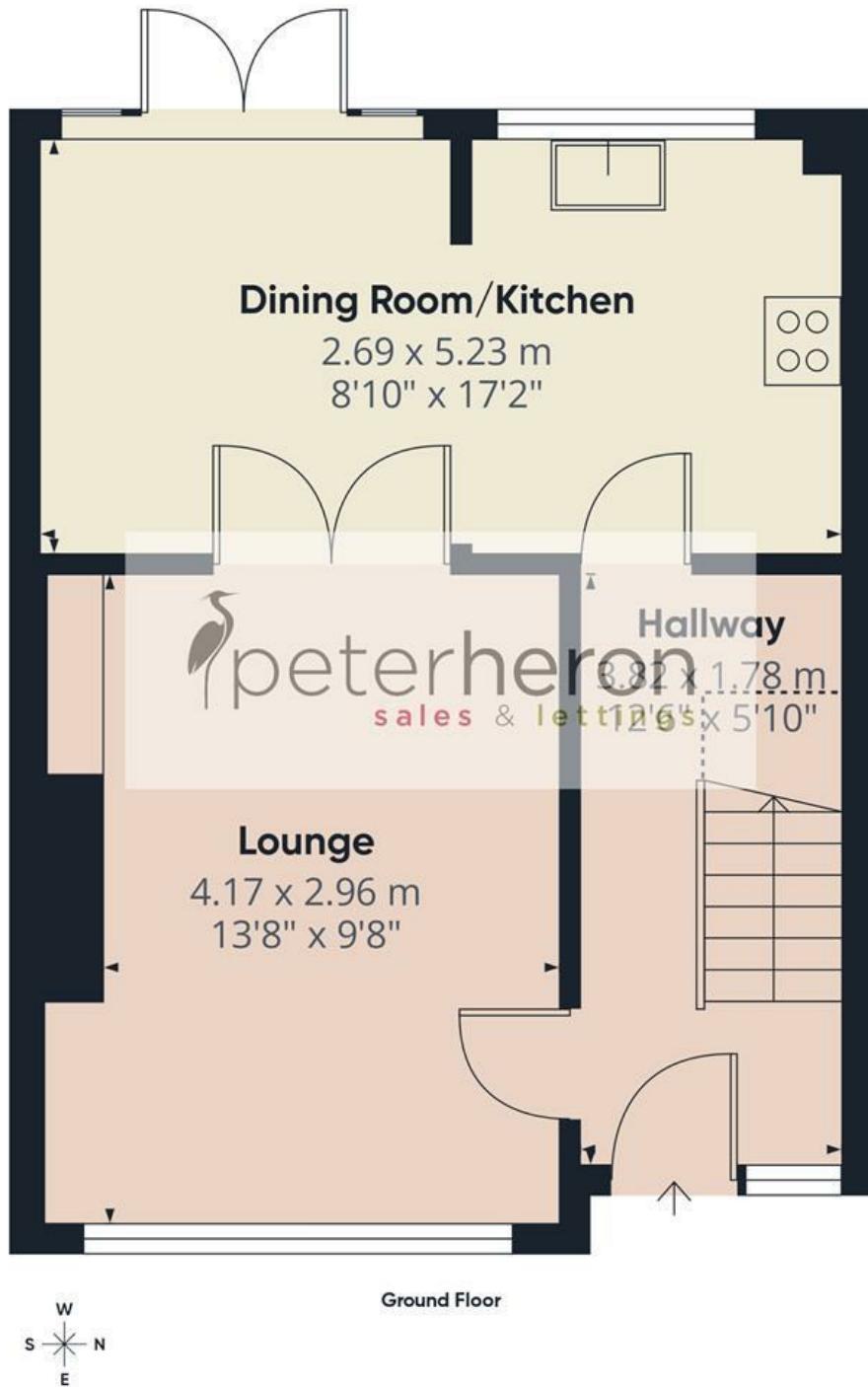
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Approximate total area<sup>(1)</sup>

67.9 m<sup>2</sup>  
730 ft<sup>2</sup>

Reduced headroom

1.8 m<sup>2</sup>  
19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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