









Finished to arguably one of the highest standards of any property available for sale on this popular estate situated along the A19 corridor, this superb well modernised three bedroom end link villa with landscaped gardens to the front and spacious gardens to the rear with the added bonus of secure off street parking, offers the perfect opportunity to first time buyers who require a home which is ready to move into. Accommodation is arranged over two floors and included a welcoming reception hall, lounge, open plan dining kitchen with French doors leading out into a conservatory, three good sized bedrooms and an immaculate bathroom suite whilst externally there rear gardens feature a wonderful patio seating area, second raised timber decked sun terrace with summerhouse, established lawned gardens and double gates providing to the off street parking. Benefiting from gas central heating , UPVC double glazing and having CCTV cameras to the front and rear for added security , the property occupies a quiet position on this sought after street located on the periphery of Town End Far and is perfect for Nissan, Doxford International Business park, commuting through to Newcastle Upon Tyne and Durham City into Sunderland City centre and the Coast. Something quite special this outstanding home is guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Welcoming Reception Hall



Tiled floor and Barley Twist design spindle balustrade staircase, understairs cloaks cupboard housing wall mounted Worcester Bosch gas combination boiler serving hot water and radiators, double radiator, coved cornicing to ceiling.

Lounge 11'10" x 13'10"



Into UPVC double glazed bay window to front, living flame gas fire with Adam style marble effect surround, marble insert and hearth, double radiator, coved cornicing to ceiling.

Kitchen/Diner 8'5" x 18'0"



Beautifully crafted kitchen with a good selection of contemporary design high gloss coloured base and eye level units with granite effect working surfaces and splashbacks incorporating single drainer stainless steel sink unit with pedestal mixer tap, worktop lighting, low level plinth lighting, electric halogen hob with overhead extractor hood and built under electric oven, space for American style fridge freezer, integrated dishwasher and housing for built in automatic washing machine and tumble dryer, UPVC double glazed window to rear tiled floor, UPVC lied ceiling with LED downlights, Dining area with double radiator, UPVC double glazed French doors to

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MAIN ROOMS AND DIMENSIONS

Conservatory 9'0" x 9'2"



Tiled floor, UPVC double glazed French doors leading out into rear gardens.

First Floor Landing

UPVC double glazed window to side and access point to floored loft via folding timber ladders.

Bedroom 1 (front) 10'4" x 12'9"



Built in cupboard with fitted shelving, UPVC double glazed windows to front, single radiator.

Bedroom 3 (front) 9'0" x 10'4"



Incorporating bulk head cupboard, single radiator, laminate flooring, UPVC double glazed window to front.

Bedroom 2 (rear) 8'2" x 10'11"



UPVC double glazed window to rear, single radiator.

Bathroom

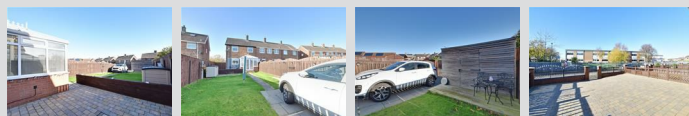


Low level WC with concealed cistern with generate flusher,

MAIN ROOMS AND DIMENSIONS

Vitra service mounted washbasin with pedestal mixer tap and panel bath with wall mounted tap - white suite with wall and floor tiles, UPVC double glazed window to rear, built in illuminated mirror, ladder design heated towel rail, UPVC lined ceiling with LED downlights.

Outside



College set cobbled landscaped gardens to the front with a brick and wrought iron perimeter fence, passage to the side providing access through to substantial rear gardens with a lovely college set patio seating areas accessed directly from the conservatory with a high level sleeper wall whilst lawned gardens are accompanied by a raised timber decked seating area at the bottom of the garden with a summerhouse and hard standing area for one car which is accessed via double wrought iron gates providing secure off street parking.

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.

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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.

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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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