







 **peter heron**
sales & lettings



Sitting on a generous corner plot, this larger style three bedroom semi detached home occupies a wonderful position on the periphery of Town End Farm and boast wonderful views towards Herrington and also taking in the Northern Spire Bridge, the property is set close to the A19 and is perfect for those working at Nissan, Doxford, Amazon and Newcastle Upon Tyne whilst the City Centre is within easy reach.

Internal accommodation includes large reception hall, lounge, dining room, kitchen with separate utility, 3 bedrooms and a bathroom and externally there are gardens to the front, side and rear together with a drive.

A popular style home being a favourite with families and first time buyers, this wonderful property should prove to be very popular and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Wood effect laminate flooring, two single radiators, storage cupboard and stairs to first floor.

Kitchen 12'0" x 7'10"



Base and eye level units with working surfaces incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor fan, wall mounted Ideal combi boiler, double glazed window and wood effect laminate flooring.

Utility 8'7" x 5'8"



Base and eye level units with working surfaces over incorporating sink and drainer unit, single radiator, wood effect laminate flooring.

Living Room 14'7" x 9'10"



Double glazed window and single radiator.

Dining Room 10'6" x 10'4"



Wood effect laminate flooring, single radiator and French doors to garden.

First Floor Landing

Bedroom 1 14'9" x 9'9"



Double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 10'5"



Double glazed window and single radiator.

Bedroom 3 17'7" x 8'5"



Double glazed windows and single radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower and glass screen, double glazed window, single radiator and tiled flooring. Airing cupboard.

Outside



Gardens front, side and rear together with a drive.

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.

Council Tax Band

The Council Tax Band is Band A.

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

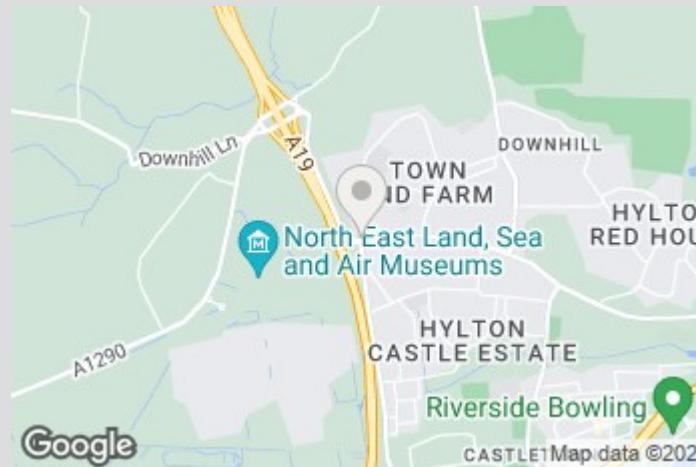
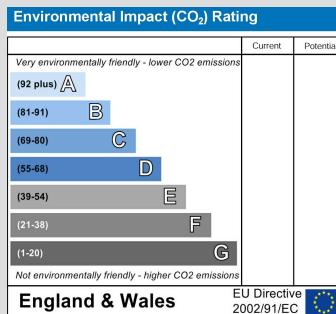
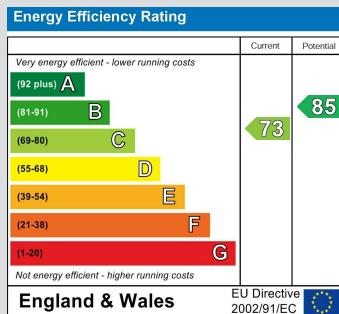
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



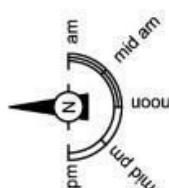
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Ground Floor
Approximate Floor Area
(55.21 sq.m)



First Floor
Approximate Floor Area
(55.21 sq.m)

