



Offers over £124,950

Bathgate Avenue, Town End Farm, Sunderland







Occupying a quiet position on a pleasant pedestrianised walkway and boasting south west facing gardens to the rear together with off street parking, this beautifully presented 3 bedroom, 2 reception room end terraced home offers wonderful living space ideal for first time buyers and families. With accommodation comprising, reception hall, lounge, dining room, modern kitchen, 3 first floor bedrooms and a bathroom, the property benefits from gas central heating and upvc glazing and also features a lovely raised timber decked seating area accessed directly from the dining room. Popularly situated on the periphery of Town End Farm, walking distance from a superb range of amenities this lovely home is also conveniently close to the A19 making it ideal for Nissan, Doxford international business park and amazon workers. Guaranteed to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Hall

Stairs to first floor, radiator, doors to lounge and kitchen.

## Lounge 13'7" x 10'8"



Double glazed box bay window to front elevation, radiator and feature fire. Open plan into dining room.

## Dining Room 9'3" x 8'11"



Double radiator, door to kitchen and double glazed UPVC sliding French patio doors to the rear.

## Kitchen 11'8" x 7'8"



Featuring a range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Integrated gas oven and hobs with cooker hood.

Space provided for a washing machine and fridge freezer. Double glazed window to the rear elevation.

## First Floor

Landing with radiator and doors to three bedrooms and bathroom.

## Bedroom 1 14'0" x 9'3"



Radiator and double glazed window to the front elevation.

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



Radiator and double glazed window to the front.

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



Radiator and double glazed window to the rear elevation.

## Bathroom



Featuring a low level wc, hand wash basin and bath. Radiator and chrome heated towel rail, double glazed frosted window.

Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

## Outside



Spacious dual level garden to the rear with decked, block paved and grass areas. There is also shed and private parking to the rear.

## 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

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 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.

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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

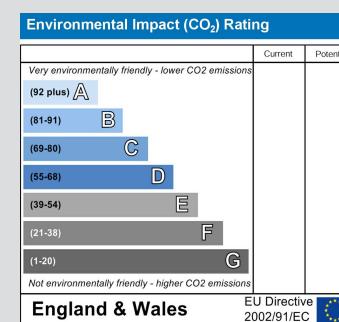
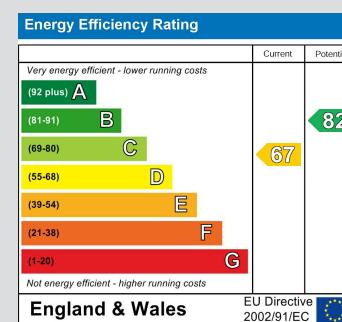
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

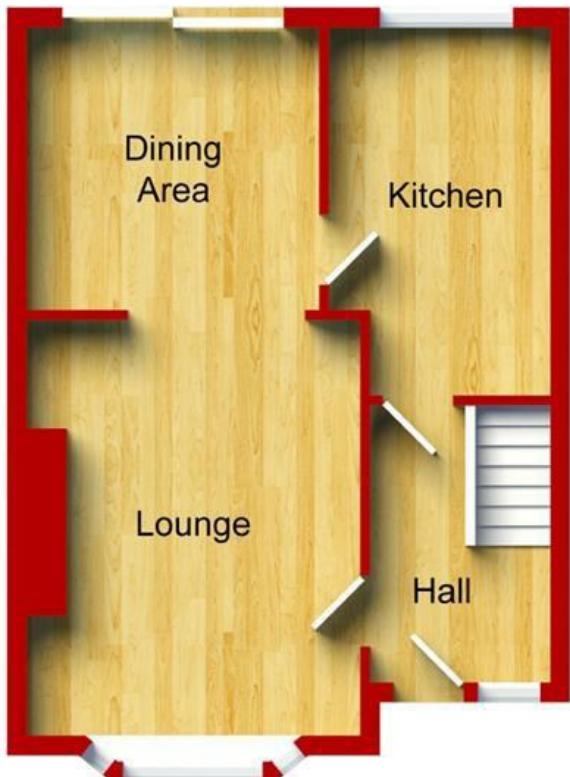


Map data ©2025 Google

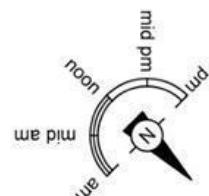
Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



**Ground Floor**  
Approximate Floor Area  
(36.00 sq.m)



**First Floor**  
Approximate Floor Area  
(36.45 sq.m)

**80 Bathgate Avenue**