



 peterheron
sales & lettings

 peterheron

Boston Crescent, Town End Farm, Sunderland

£109,950







A magnificent two bedroom mid terraced home sitting within a quiet nook of Town End Farm and perfect for first time buyers or those looking to downsize. Comprising a living room, dining kitchen, two bedrooms and a bathroom and featuring a drive to the front and south west facing gardens to the rear. This beautiful home is finished to a lovely standard throughout and offers ready to move into living accommodation unrivalled by any other properties in the area. Well placed for the A19 and major routes through to the City centre, this fantastic home can only be fully appreciated upon internal inspection!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC front door into

Entrance Hall

Opening into

Lounge 13'3" x 12'3"



Double glazed bay window to the front elevation and double radiator. Stairs to first floor and door to kitchen.

Kitchen 12'2" x 7'9"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven and gas hobs, space provided for washing machine, dryer and fridge/freezer. Radiator, double glazed window and UPVC door to rear.

First Floor Landing

Bedroom 1 11'10" x 9'1"



Two storage cupboards, radiator and double glazed window to the front elevation.

Bedroom 2 10'8" x 5'11"



Radiator and double glazed window to rear elevation.

Bathroom



Low level WC, washbasin and bath with wall mounted shower, radiator and double glazed frosted window to rear elevation.

Outside



Low maintenance gardens to the front and rear with a shed to the rear. Driveway to the front providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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

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

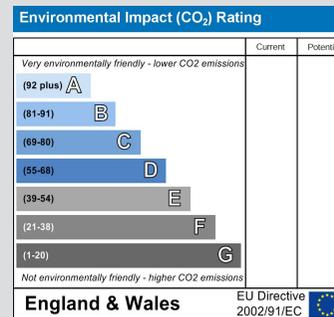
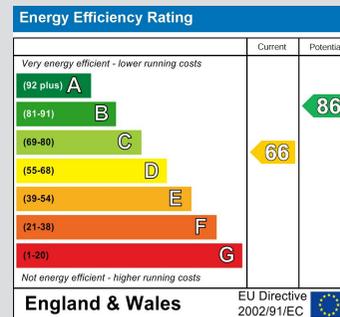
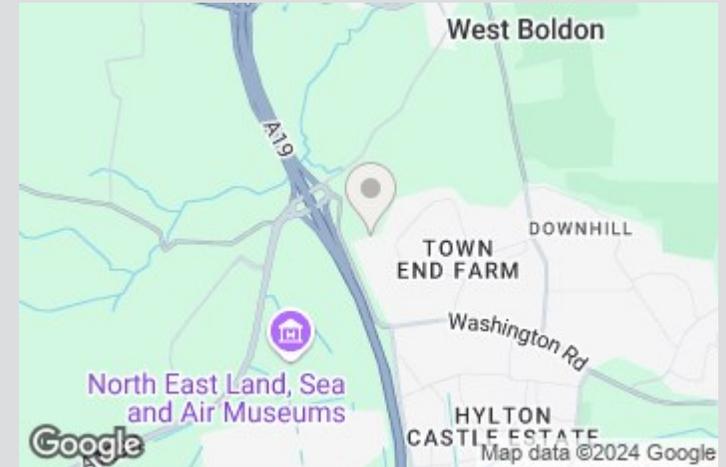
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

