









This impressive, three bedroom semi-detached property is ideally located in the popular Town End Farm area. Comprising a spacious lounge, modern kitchen/dining area, three good sized bedrooms, a fully tiled WC and fully tiled bathroom. Externally there are generous gardens to the front and rear elevations. The property is well placed for the A19 and all major road links through to the City centre, the property is ideal for access to Nissan and Doxford International Business Park. Early viewings are highly recommended,

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hall

Spacious entrance hall with stairs to the first floor and a door to the lounge.

Lounge 10'9" x 13'7"



Box bay window to the front, radiator, gas feature fireplace and double door through to kitchen/diner.

Kitchen/Diner 8'0" x 18'1"



A spacious kitchen diner with a range of wall and base units with worksurfaces over, incorporating a 1 1/2 bowl sink and drainer unit, there is a breakfast bar, radiator, integrated appliances include a fridge freezer and an electric oven and hob with overhead extractor fan, window to the rear, space for washing machine and door to entrance hall.

First Floor Landing

Doors to bedroom one, two, three and the bathroom.

Bedroom 1 12'7" x 10'2"



Double glazed window to the front and a radiator.

Bedroom 2 10'3" x 10'2"



Double glazed window to the rear and a radiator.

Bedroom 3 7'4" x 6'3"



Double glazed window to the front and a radiator.

Bathroom



Hand wash basin, panelled bath, fully tiled walls and flooring, chrome heated towel rail, double glazed frosted window to the rear.

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MAIN ROOMS AND DIMENSIONS

WC



Low level WC, fully tiled walls and floor, frosted double glazed window to the rear.

Outside



Generous grass area to the front, decking and a block paved area to the rear, shed in the rear garden.

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

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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 £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

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Vary energy efficient - lower running costs			
(92 plus) A		86	Vary environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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