









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"



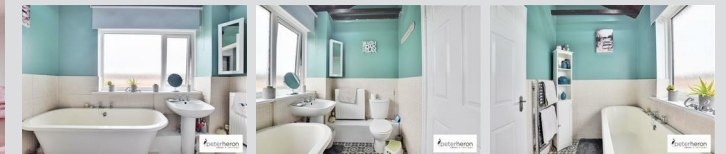
Radiator and double glazed window to the front.

## 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.

Visit [www.peterheron.co.uk](http://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

## 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

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### Sea Road Viewings

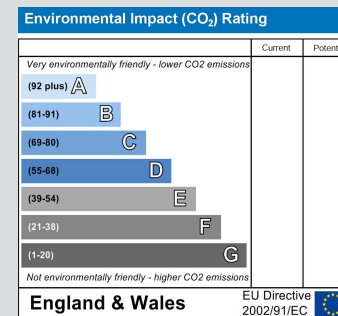
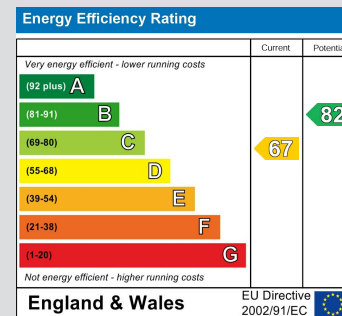
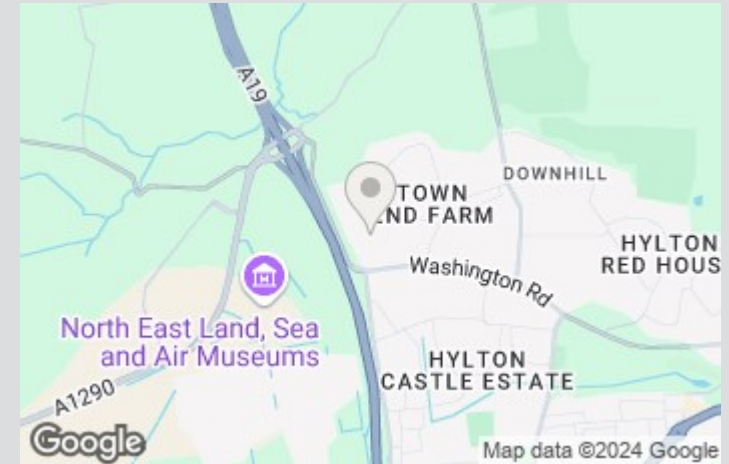
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

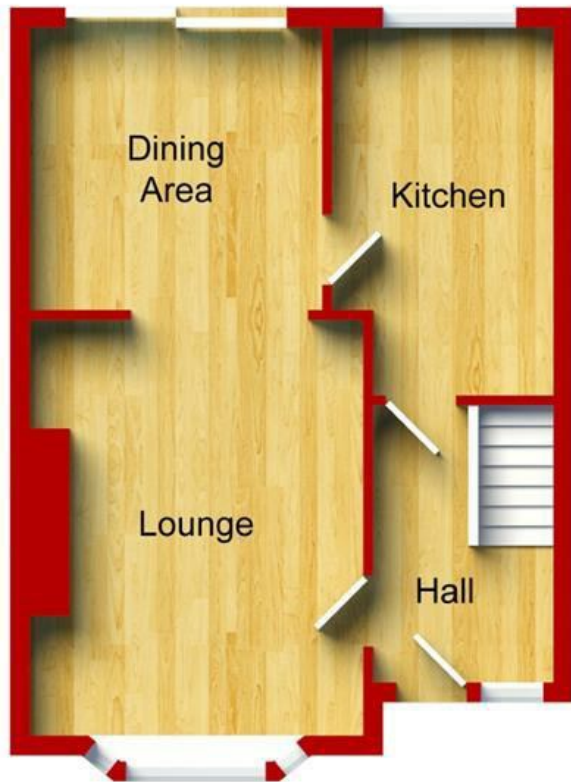
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman Fst

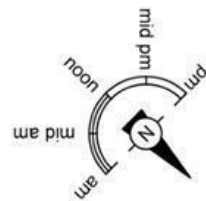
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Ground Floor  
Approximate Floor Area  
(36.00 sq.m)



First Floor  
Approximate Floor Area  
(36.45 sq.m)

80 Bathgate Avenue