









This two bedroom mid terrace house occupies an ideal position in Town End Farm. Internally the accommodation includes a living room and a breakfasting kitchen to the ground floor whilst to the first floor there are two bedrooms and a shower room/wc. Externally there are gardens to the front and rear. This location is well placed for local amenities as well as the A19 and major routes through to Sunderland City Centre. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Living Room 13'1" x 12'1"



Double glazed bay window front, radiator and stairs to first floor.

Breakfasting Kitchen 12'0" x 9'4"



Wall and base units countertops over incorporating single bowl stainless steel sink and drainer with mixer tap, integrated oven and gas hob, space for washing machine and fridge freezer, radiator, double glazed window rear and UPVC door to rear.

First Floor Landing

Access via aluminium ladders to fully boarded loft with lighting and sockets.

Bedroom 1 11'9" x 9'0"



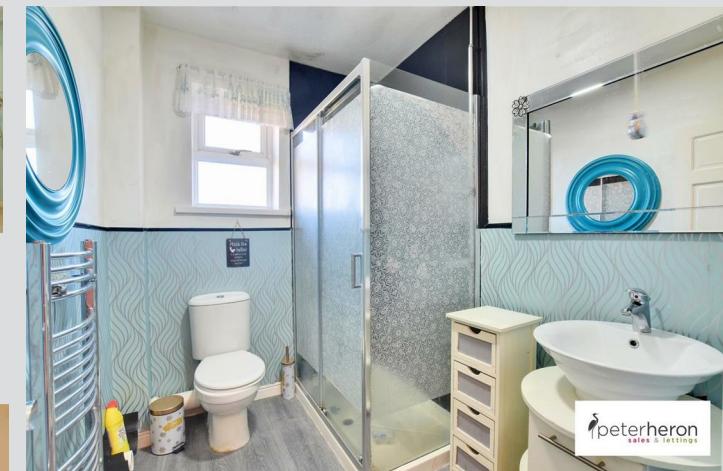
Double glazed window front, radiator and storage cupboard. Built in wardrobes.

Bedroom 2 10'7" x 5'11"



Double glazed window rear and radiator.

Shower Room



Low level, washbasin and walk in shower cubicle, window and chrome heated towel rail.

Outside



Low maintenance block paved garden to the rear.

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

MAIN ROOMS AND DIMENSIONS

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 - Particulars

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.

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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

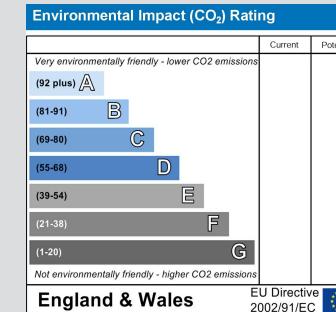
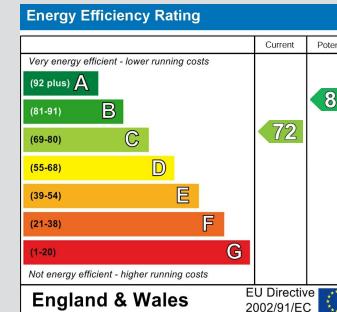
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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