









This impressive three bedroom mid terraced home has been tastefully decorated throughout offering wonderful internal living space perfect for families and first time buyers alike.

The property offers "Turnkey" living accommodation which features an entrance porch, living room, open plan kitchen/diner, French doors leading out into a south west facing rear garden, three first floor bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing and also having the added bonus of a garage and drive, this beautiful home enjoys wonderful views to the rear taking in Penshaw Monument and overlooks lovely green to the front.

Set midway between the City Centre and A19, the property is perfect for commuting and is particularly convenient for Nissan, Amazon and Doxford International Business park, we anticipate considerable demand therefore immediate internal inspection to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Laminate flooring, built in cupboard, UPVC double glazed window to side, UPVC double glazed door to living room.

Living Room 14'7" x 14'3"



UPVC double glazed window overlooking front gardens and pleasant green beyond, double radiator, staircase, vinyl flooring, arch through to dining room.

Dining Room 9'7" x 7'9"



UPVC double glazed French doors leading out to rear gardens with a westerly aspect and timber decked seating areas, single radiator, understairs storage cupboard, wood effect laminate flooring, open plan to kitchen.

Kitchen 6'9" x 9'11"



Beautifully crafted with a good selection of base and eye level units with wood effect working surfaces and upstands incorporating a coloured contrasting single drainer sink unit with pedestal mixer taps, integrated appliances include electric halogen hob, built under fan assisted electric oven, overhead extractor hood with tempered glass splashback, automatic washing machine, whilst space is also provided for free standing fridge freezer. Tiled splashbacks, wood effect laminate flooring, breakfast bar, peninsular with seating for two people. UPVC double glazed window and door to rear.

First Floor Landing

Access point to loft.

Bedroom 1 8'5" x 15'11"



UPVC double glazed window to front overlooking greens, single radiator, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators.

Bedroom 2 8'3" x 8'11"



UPVC double glazed window to rear, single radiator.

Bedroom 3 5'11" x 10'10"



Maximum depth incorporating bulk head cupboard, UPVC double glazed window to front, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin vanity unit, panel bath with overhead shower and glass screen - attractive white suite, wall tiles, wood effect floor tiles, chrome ladder design heated towel rail, UPVC double glazed window to rear.

Outside



Artificial grassed lawn area with patio seating area overlooking attractive council maintained greens. Enclosed gardens to the rear with two timber decked seating areas, one directly accessed from the dining room and another raised section taking in a southerly aspect and all day long sunshine. There is also a drive to the rear together with a brick GARAGE.

Garage



With remote control electric roller shutter door.

Council Tax Band

The Council Tax Band is Band B.

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

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Sea Road Viewings

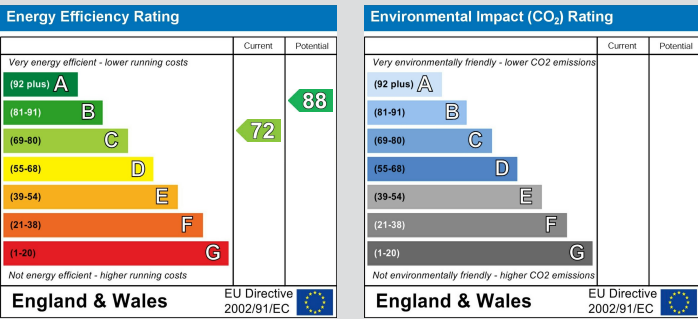
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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