









A larger style three bedroom semi detached home boasting beautiful accommodation throughout and being ideal for both first time buyers and families. The property is presented to a good standard and is available with no upward chain, with internal accommodation comprising a large reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom and benefiting from gas central heating and UPVC double glazing. Externally there is a garden to the front with a driveway and gardens to the rear. Set within the fashionable Town End Farm estate close to the A19, the property is perfect for the wider North East region and is particularly convenient for those commuting into the City Centre and through to Nissan, Doxford International Business Park and Amazon. Internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature entrance door into

Entrance Hall



Double radiator, spindle banister staircase and an under stair storage cupboard.

Lounge 12'11" x 13'8"



UPVC double glazed window to front elevation and double radiator. Opening to dining room.

Dining Room 8'11" x 11'8"



UPVC double glazing to rear elevation and single radiator. Door to kitchen.

Breakfasting Kitchen 9'6" x 13'3"



Extensive range of base and eye level units with granite coloured working surfaces. Upstands and single drainer stainless steel sink unit plus mixer tap. Gas hob with brushed steel splash back. Overhead extractor hood built in electric oven. Space and plumbing for automatic washing machine and fridge freezer. Wall mounted gas combination boiler serving hot water and radiators. UPVC double glazed window to rear and radiator.

First Floor Landing

Shelved storage cupboard

Bedroom 1 13'6" x 14'0"



UPVC double glazed window to front elevations and single radiator.

Bedroom 2 8'7" x 13'8"



UPVC double glazed window to rear elevation and single radiator.

Bedroom 3 10'9" x 11'5"



UPVC double glazed window to front elevation and single radiator.

Bathroom 14'2" x 11'3"



Impressive contemporary suite with Low level WC, washbasin, panel bath and double walk in shower enclosure, tiled walls and floor, two double glazed windows and ladder style radiator.

Outside

Garden to the front with driveway, whilst to the rear there is a gravelled courtyard.

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

Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax

The Council Tax is Band A.

Important Notice

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 £300.00 by Movewithus Ltd.

Viewings

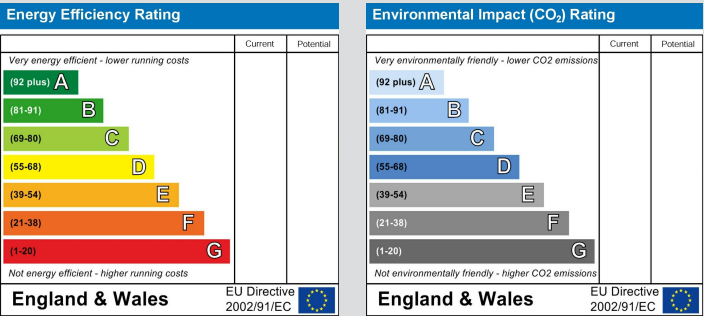
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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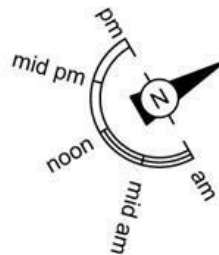
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Ground Floor
Approximate Floor Area
(54.80 sq.m)



First Floor
Approximate Floor Area
(54.80 sq.m)



188 Baxter Road