



Peter Heron
Residential Sales & Lettings



BATHGATE AVENUE, TOWN END FARM, SUNDERLAND

Offers over £70,000







Situated in a popular position on this well established residential estate. This three bedroomed family home offers a well proportioned living space and benefits from no upward chain. Ideal for first time buyers and small families, the internal accommodation comprises:- entrance hall, open plan lounge/ dining room, kitchen, three bedrooms and a family bathroom to the first floor. Externally there is an easily maintained paved garden to the front and a lawned garden to the rear with double gates and brick storage. Located close to many excellent amenities and transport links to Sunderland City Centre and the A19. Benefitting from gas central heating and UPVC glazing. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance
UPVC glazed door to front into hallway.

Hallway
Double radiator. Stairs to first floor landing.

Lounge 13'0" X 10'11" (3.96m X 3.33m)
UPVC bow window to front, double radiator, feature fireplace with electric coal effect fire. Built-in storage cupboard.



Dining Room 8'11" X 8'10" (2.72m X 2.69m)
UPVC window to rear, single radiator.



Kitchen 8'9" X 7'9" (2.67m X 2.36m)
Fitted kitchen units with co-ordinating worktops, stainless steel sink. Single radiator, built-in storage cupboard, combi boiler, UPVC window and door to rear.



Stairs To First Floor Landing/Loft Access

Bedroom 1 13'11" X 9'3" (4.24m X 2.82m)
UPVC window to front, single radiator.



Bedroom 2 9'3" X 8'8" (2.82m X 2.64m)
UPVC window to rear, single radiator.



Bedroom 3 9'8" (max) X 7'9" (2.95m (max) X 2.36m)
UPVC window to front, single radiator, built-in storage cupboard.



Bathroom

Bath with overhead electric shower, pedestal basin, UPVC window to rear.



Separate WC

Low level WC, UPVC window to rear.

Externally

An easily maintained paved garden to the front with wall and wrought iron enclosure.

Rear lawned garden to the rear with double gates and brick storage.



Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these

particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Tenure

We are unable to advise on the Tenure.

Viewing

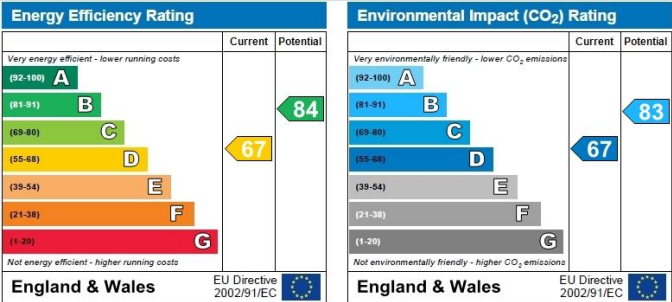
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

Opening Hours

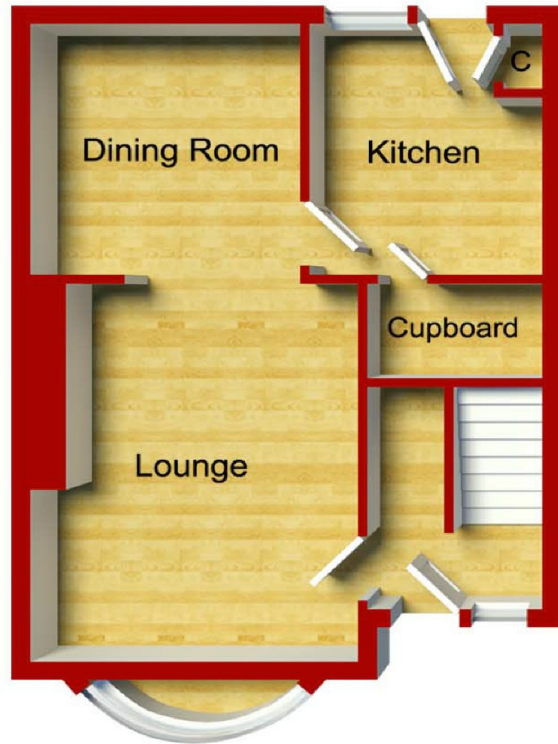
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

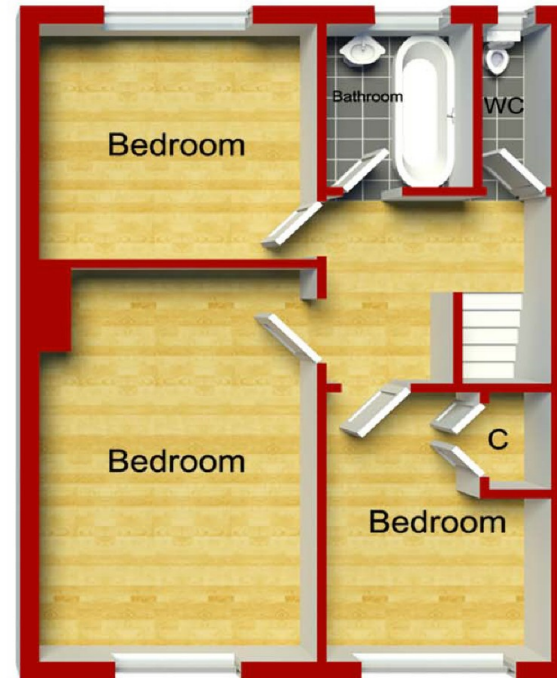
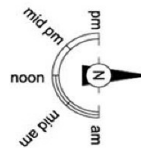
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit or call 0191 510 3323



Ground Floor
Approximate Floor Area
(35.74 sq.m)



First Floor
Approximate Floor Area
(36.38 sq.m)

20 Bathgate Avenue

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.