









This lovely, larger style three bedroom semi detached home with a drive to the front occupies a sought after position on the periphery of this popular suburb of Town End Farm, which is ideal for the A19, Nissan and Doxford International Business park. Beautifully finished throughout with tasteful internal decor, the property comprises reception hall, lounge open plan dining room, kitchen, three first floor bedrooms and a bathroom. Features of note include gas central heating, UPVC double glazing, block paved drive to front with off street parking for up to two cars and sun drenched gardens to the rear. Well placed for all local amenities, the property represents excellent value for money and is ideal for those families commuting to the wider North East regions including Durham City and Newcastle Upon Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall



Oak coloured laminate flooring, spindle balustrade staircase, understairs storage cupboard.

Lounge 9'9" x 11'8"



UPVC double glazed bow window to front, single radiator, oak coloured laminate flooring, coved cornicing to ceiling. Open plan to

Dining Room 10'10" x 9'9"



UPVC double glazed window to rear, single radiator, oak coloured laminate flooring.

Kitchen 10'8" x 11'2"



Good selection of Shaker design base and eye level units

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MAIN ROOMS AND DIMENSIONS

with wood coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, gas hob with built under electric oven, space for fridge freezer, plumbing for washer, space for tumble dryer, single radiator, laminate flooring, tiled splashbacks, UPVC double glazed windows to rear and UPVC double glazed door leading to south facing rear courtyard, cupboard discreetly concealing wall mounted gas boiler serving hot water and radiators.

First Floor Landing

Access point to loft, built in cupboard with fitted shelving.

Bedroom 1 (front) 11'1" x 14'2"



Laminate flooring, single radiator, UPVC double glazed window to front.

Bedroom 2 (rear) 8'0" x 14'9"



UPVC double glazed window to rear, single radiator, laminate flooring.

Bedroom 3 (front) 7'7" x 11'2"



UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, washbasin and panel bath - attractive white suite with vinyl flooring, single radiator, UPVC double glazed window, ceiling mounted extractor unit, tiled splashback.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved drive to front providing off street parking for up to two cars via wrought iron gates. Enclosed south facing gardens to the rear.

Tenure Freehold

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

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. 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 £179.00 by Movewithus Ltd. 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.

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Important Notice

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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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.

