



BATHGATE AVENUE

85
TOWN







A beautifully presented three bedroom home, in ready to move into condition with many notable features including a contemporary dining kitchen, modern bathroom and off street parking. Internally the accommodation includes a hall with staircase to the first floor, an attractive lounge that opens through to a 16ft dining kitchen with French doors to the rear. On the first floor there are three bedrooms, bathroom and separate wc. The property occupies a pleasant situation on this pedestrianised street to the front, there are low maintenance gardens and gated access to the rear provides off street parking if required. Benefits of the house include double glazing and gas central heating to radiators. This convenient location is ideal for local amenities as well as providing access to the A19 through to Nissan and Doxford Internal Business park.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Central heating radiator and staircase to first floor with understairs storage cupboard.

Lounge 13'6" x 10'8" into alcove

Double glazed bow window to front, gas fire, central heating radiator and archway leading through to

Dining Kitchen 16'11" x 8'8"

Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated oven and hob, two central heating radiators, double glazed window to rear and double glazed French door leading out into rear.

First Floor Landing

Bedroom 1 14'1" x 9'2"

Double glazed window to front and central heating radiator.

Bedroom 2 9'3" x 8'7"

Double glazed window to rear and central heating radiator.

Bedroom 3 7'8" x 9'7" narrowing to 6'0"

Double glazed window to front, central heating radiator and built in cupboard over stairhead area.

Bathroom

Pedestal washbasin and panel bath with electric shower over, tiled walls and floor, chrome ladder style central heating radiator and double glazed window.

Separate WC

Low level WC, central heating radiator and double glazed window.

Outside

Low maintenance garden to the front and low maintenance

to the rear which includes a block paved area accessed via double timber gates, decking and artificial grass.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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

Lettings Important Notice Let

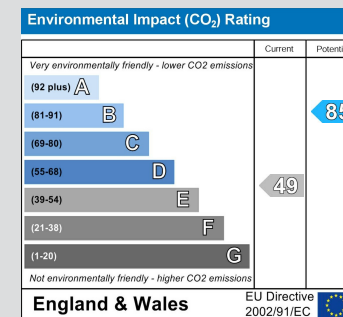
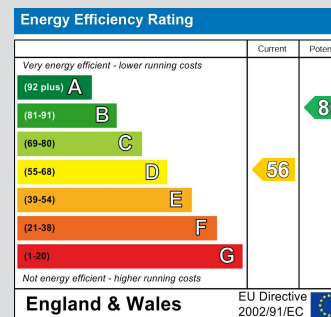
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Opening Times

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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