



**Bellamy Crescent, Town End Farm, Sunderland**

**£115,000**







A beautifully presented three bedroom mid link home, enjoying a delightful open aspect to the front and the benefit of off street parking. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor, an attractive lounge, opening through to a dining room and superb modern fitted kitchen. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally, wrought iron gates lead onto a block paved area, providing an ideal area for off street parking whilst to the front is a low maintenance, block paved garden with planted borders and wonderful open aspect. Situated within this popular area, the property is ideally placed for local amenities, shops and schools as well as major road links including the A19. Viewing essential to appreciate the quality of accommodation on offer.

## MAIN ROOMS AND DIMENSIONS

### Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Staircase to first floor and radiator.

### Lounge 13'7" x 9'7"



Double glazed bay window to front, radiator, attractive fireplace with electric fire. Opening through into

### Dining Room 8'10" x 12'0"



Double glazed bow window to rear and radiator.

### Kitchen 8'9" x 7'8"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and gas hob with space for a washing machine, tumble dryer and fridge freezer. Central heating boiler is fitted behind kitchen unit. Double glazed door to rear and double glazed window to rear.

### First Floor Landing

Tried. Trusted. Recommended.

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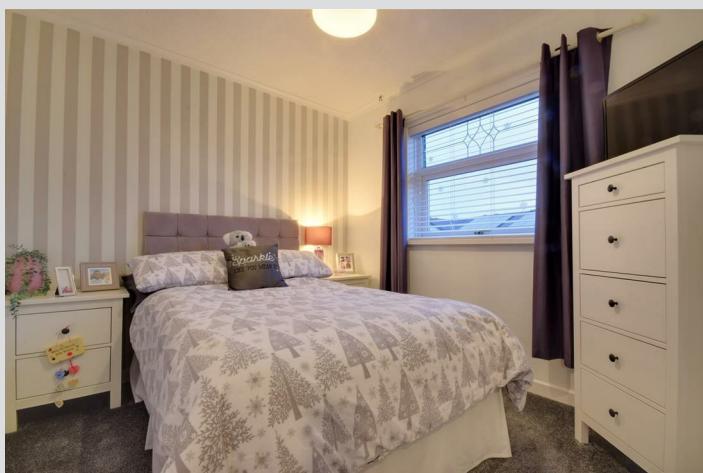
## MAIN ROOMS AND DIMENSIONS

### Bedroom 1 14'1" x 9'4" maximum including fitted robes



Double glazed window to front providing delightful open views, radiator and fitted wardrobes.

### Bedroom 2 9'4" x 8'7"



Double glazed window to rear and radiator.

### Bedroom 3 9'7" x 7'7"



Double glazed window to front providing superb open views, and radiator.

### Shower Room



Contemporary suite comprising of a low level WC,

washbasin set onto vanity unit and step in shower cubicle with mains shower, attractive tiled walls and floor, chrome ladder style central heating radiator and double glazed window.

### Outside



To the front of the property there is a low maintenance garden mainly block paved with attractive planted borders whilst to the rear there is a block paved area with gated access providing off street parking if required.

### 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.

### 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 Part 1

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

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# MAIN ROOMS AND DIMENSIONS

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.

## Important Notice Part 2

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.

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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](http://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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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