Telford Road, Thorney Close, Sunderland

£140,000

LOVE

An attractive four bedroom semi detached home with spacious rear gardens, situated within this popular and convenient residential area. The neatly presented internal accommodation includes a hall, lounge, dining room, kitchen, outhouse, cloakroom/WC, four well proportioned first floor bedrooms and modern bathroom/WC. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Available with immediate vacant possession and no upper chain involved, early viewing highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall

Stairs to first floor and radiator.

Lounge

Double glazed bay window to front and UPVC French patio doors to rear. Radiator and feature fireplace.

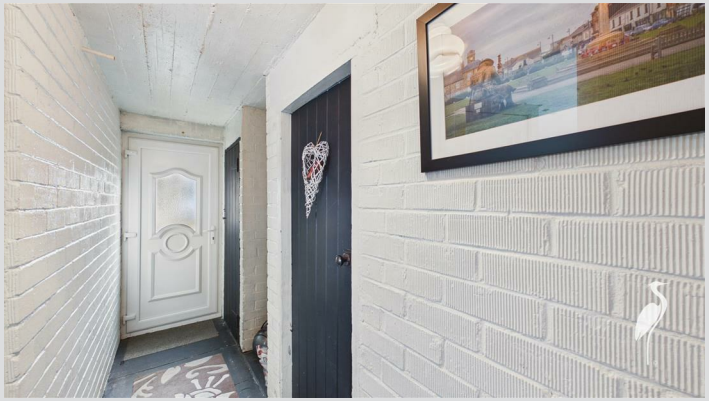
Dining Room

Double glazed bay window to front, radiator and feature fireplace.

Kitchen

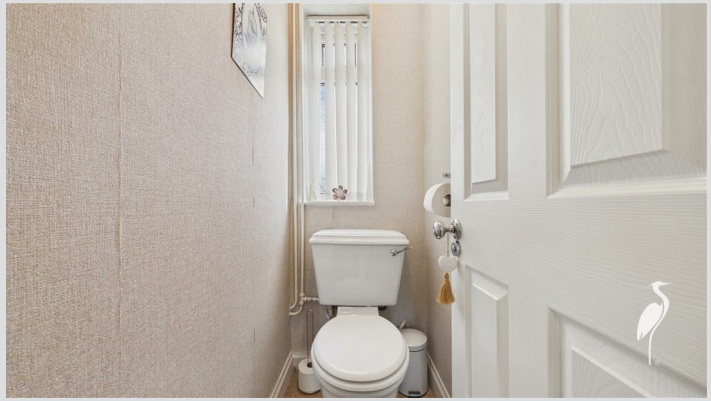
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and hood. Space provided for a fridge freezer, washing machine and tumble dryer. Radiator, two double glazed windows to rear and UPVC door to outhouse.

Outhouse



Two UPVC doors to front and rear gardens.

Cloakroom/WC



Low level WC, double glazed window to rear.

First Floor Landing

Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1

Two double glazed windows to front, built in mirrored fronted sliding door wardrobes and radiator.

Bedroom 2

Double gazed window rear, storage cupboard and radiator.

Bedroom 3

Double glazed window rear, storage cupboard and radiator.

Bedroom 4

Double glazed window front, built in mirrored fronted sliding door wardrobes and radiator.

Bathroom

Low level WC and washbasin vanity unit, bath with shower over, double glazed window to rear and radiator.

Outside

Low maintenance garden to the front whilst to the rear a generously sized garden laid mainly to lawn with paved areas.

Council Tax Band
The Council Tax Band is Band A.

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

Solar Panels
Registration Date : 17.10.2013
Date of Lease : 07.10.2013
Term : 25 years from 07.10.2013
Lessee's Title : TY513855

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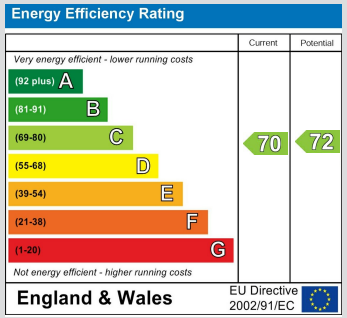
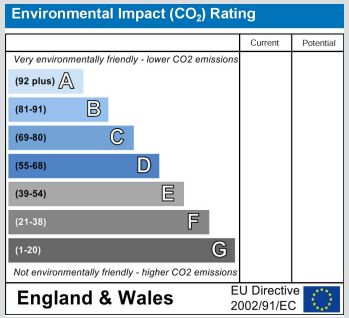
MAIN ROOMS AND DIMENSIONS

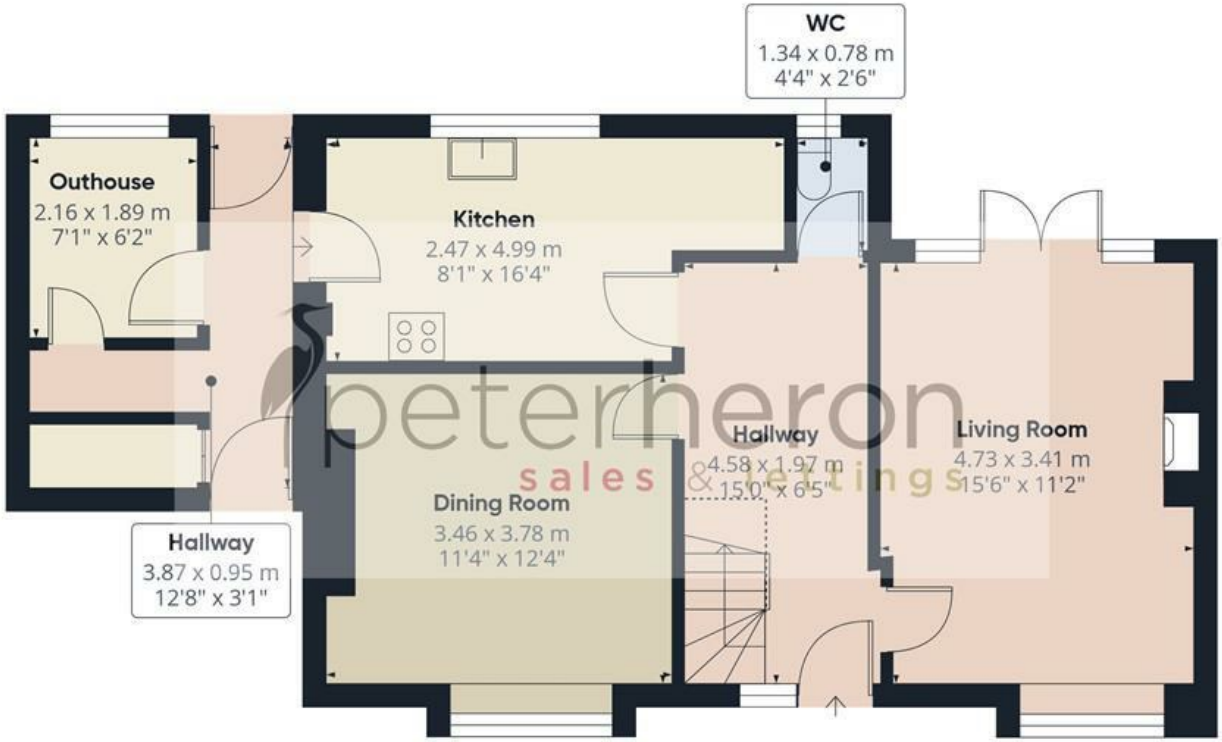
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

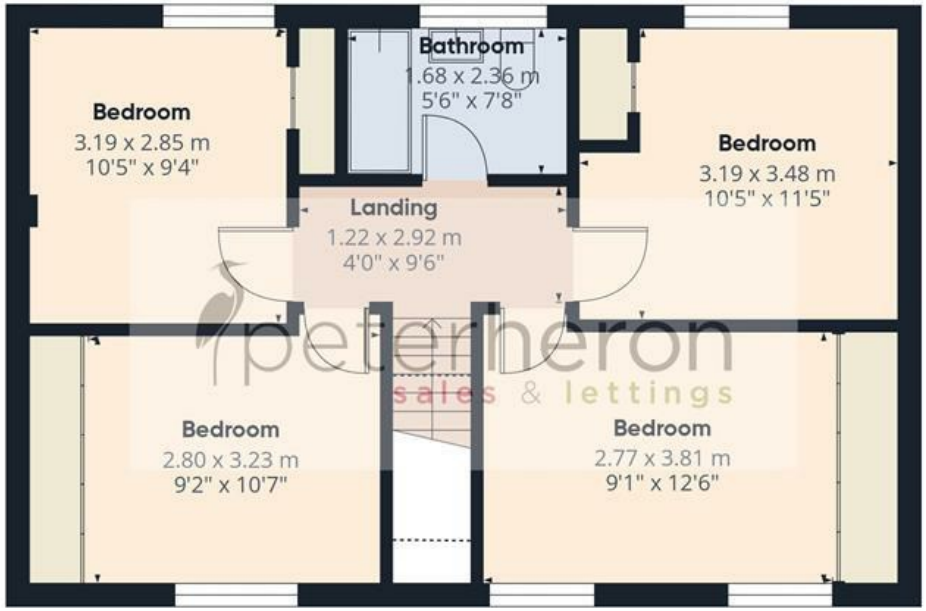
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

E S N W

Approximate total area(1)

114.1 m²

1228 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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