







This three bedroom semi-detached home occupies a superb corner plot within this ever popular area, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two reception rooms, a kitchen and a ground floor/wc whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are delightful, well-maintained gardens to the front, side and rear, along with a driveway to the side and a garage. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Staircase to first floor with storage under with combi boiler and radiator.

Lounge 11'10" x 11'2"



Double glazed bay window to front, feature fireplace and radiator. Open plan to dining room.

Dining Room 10'6" x 10'5"



Double glazed bay window to rear and radiator. Door to kitchen.

Kitchen 13'1" x 7'6"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for oven, wash machine, tumble dryer, low level fridge and freezer. Double glazed window to rear.

Ground Floor WC



Low level WC, washbasin, electric radiator and UPVC door to rear.

First Floor Landing



Spacious landing with double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'10" x 8'3"



Double glazed window to front, radiator and built in sliding mirror fronted wardrobes.

Bedroom 2 11'3" x 8'11"



Double glazed window to rear, radiator and built in sliding wardrobes.

Bedroom 3 8'0" x 7'8"



Double glazed window to front, radiator and built in wardrobe.

Bathroom



Low level WC, washbasin and bath with electric shower over, double radiator and double glazed window.

Outside



Attractive gardens to front and rear with a detached garage.

Council Tax Band

The Council Tax Band is Band C.

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

Important Notice - Particulars

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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

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MAIN ROOMS AND DIMENSIONS

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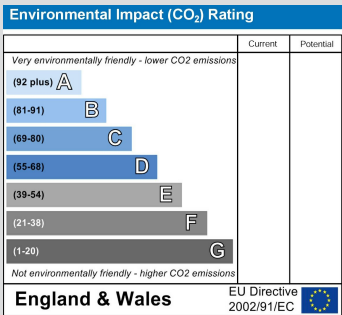
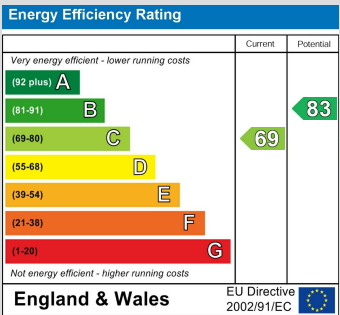
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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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