















Occupying a delightful corner plot is this attractive semi-detached home situated in this sought-after residential area, available with no upper chain involved. Internally the well-appointed accommodation is accessed via a superb reception hall with staircase to the first floor. There is a generous lounge and a separate dining room with door connecting through to a breakfasting kitchen. On the first floor there are three well-proportioned bedrooms, a modern bathroom, incorporating a shower cubicle and a separate wc. Externally there is a driveway and beautiful, mature gardens to the front, side and rear. This ever 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 advise early viewing, to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a part glazed entrance door into reception hall.

### Reception Hall



Staircase to first floor with under stairs storage cupboard and a radiator.

### Lounge 13'11" x 12'11" (into alcoves)



With a single glazed window to the rear overlooking the garden, radiator and a decorative tiled fireplace.

### Dining Room 12'10" x 9'11" (into bay)



With a UPVC double glazed bay window to the front, radiator and door connecting through to the breakfasting kitchen.

### Breakfasting Kitchen 10'5" x 9'10"



With fitted wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Integrated appliances include an oven, hob, fridge and freezer and there is space for a washing machine. There is a part glazed door to the garden, UPVC double glazed window to the rear as well as a further single glazed window to the side.

### First Floor Landing

Doors connecting off to the bedrooms, bathroom and separate WC.

### Bedroom 1 14'5" x 10'2" (into bay)



With a UPVC double glazed bay window to the front and a radiator.

### Bedroom 2 11'2" x 11'4"



UPVC double glazed window to the rear providing delightful far reaching views and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'11" x 9'6" (max)



UPVC double glazed window to the front and a radiator.

## Bathroom



A spacious bathroom fitted with a modern suite comprising of a pedestal wash hand basin, bath and step in shower cubicle with mains head shower. There are attractive tiled walls and flooring,, radiator with a heated towel rail and a UPVC double glazed window.

## Separate WC

Fitted with a low level WC and UPVC double glazed window.

## Outside



There is a driveway and delightful mature gardens to the front, side and rear with lawned areas and established planted borders.

### 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 satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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### Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

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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 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. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

### Fawcett Street Viewings

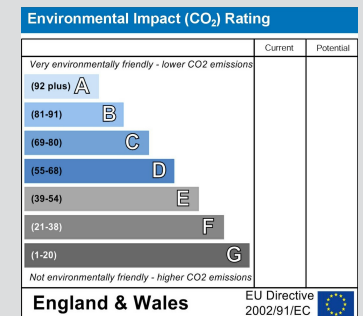
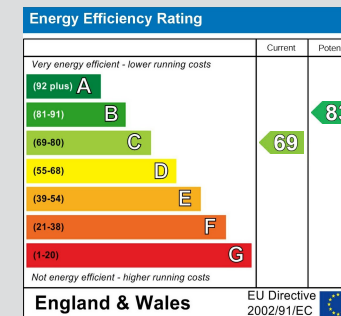
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

### 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.



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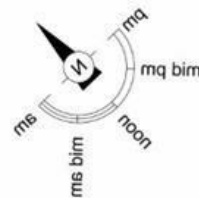
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Ground Floor  
Approximate Floor Area  
(49.78 sq.m)



First Floor  
Approximate Floor Area  
(49.82 sq.m)



1 Larkfield Road