









An attractive three bedroom, two reception room mid terrace home with lawned garden to the front, situated within this popular area of South Hylton. Internally the spacious accommodation on the ground floor includes a hall with staircase to the first floor, two generous reception rooms and a modern kitchen whilst to the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing, a courtyard to the rear and a garden to the front. The area is well served by a good range of local amenities, including shops and schools as well as providing excellent transport connections with South Hylton Metro Station and links to major connections including the A19. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Hall

Radiator and staircase to first floor.

Lounge 15'2" x 12'5"



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

Dining Room 12'2" x 12'0"



Double glazed French patio door to rear, radiator and feature fireplace. Door to kitchen.

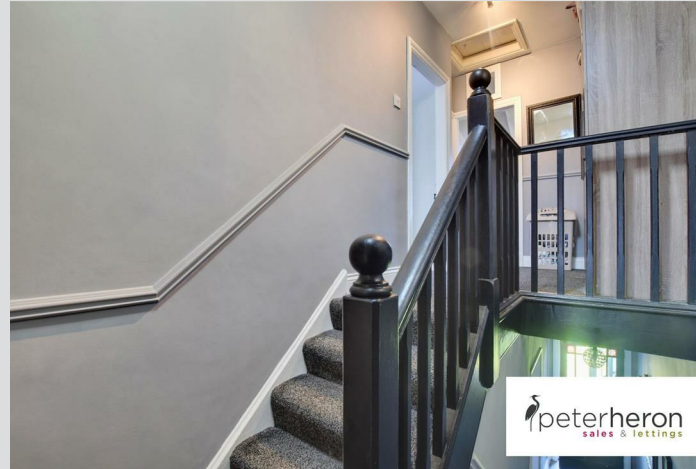
Kitchen 13'9" x 7'3"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker

hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window and UPVC door to rear. Double radiator and storage cupboard.

First Floor Landing



Access hatch to loft and skylight window.

Bedroom 1 12'11" x 10'3"



Double glazed window to front and radiator.

Bedroom 2 11'7" x 10'9"



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

Bedroom 3 9'10" x 6'7"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower, chrome heated towel rail and double glazed window.

Outside



Attractive lawned front garden with resident only access. Low maintenance rear garden with shutter.

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.

Important Notice - Particulars

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

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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.

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

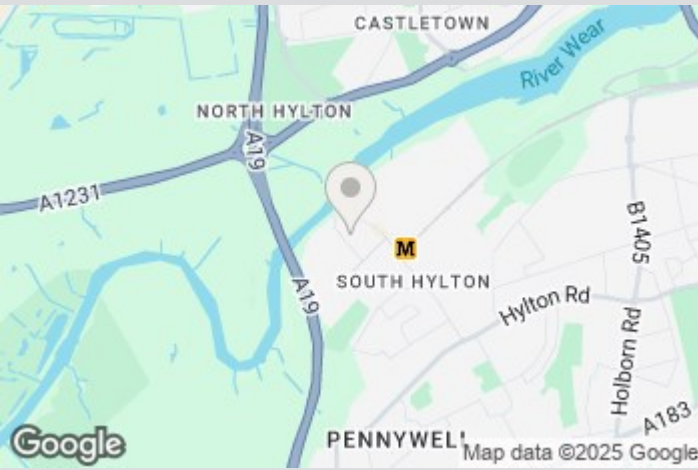
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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



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