









An extended three bedroom house, modernised and upgraded to provide immaculate accommodation within the popular North Farm estate. Internally the beautifully appointed accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge opening through to a dining room and a fabulous, 22ft contemporary breakfasting kitchen. On the first floor there are three bedrooms and a modern family bathroom/wc. From the landing there is a loft access hatch to an excellent floored and boarded out loft space that has two Velux windows, a radiator, along with power and lighting. Benefits of the property include double glazing, gas central heating to radiators and gardens to the front, side and rear, as well as gated access to a hardstanding at the rear, providing off street parking, if required. This convenient location provides easy access to local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections including the A19. With immediate vacant possession and no upper chain involved, early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Porch

There are double glazed windows and an inner door leading through to the hall.

### Hall

With a radiator, staircase to the first floor and a door connecting through to the lounge.

### Lounge 13'6" x 12'4"



Double glazed bow window to the front, radiator, part panelled walls and the room opens through into the dining room.

### Dining Room 10'4" x 8'4"



Double glazed patio style door to the rear, radiator, part panelled walls and a door to the breakfasting kitchen.

### Breakfasting Kitchen 22'4" x 7'2"



Fitted with an excellent range of contemporary wall and base units with work surfaces over, incorporating a sink and drainer until integrated appliances include an electric oven and a gas hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator, tiled floor, double glazed windows to both sides and also to the rear.

### First Floor Landing

With a double glazed window to the side and doors leading off to the three bedrooms and bathroom, there is also a loft access hatch with a pull down ladder to a floored and boarded out loft space with two Velux windows, radiator and powering lighting.

### Bedroom 1 13'6" x 8'7"



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

### Bedroom 2 9'4" x 9'0"



Double glazed window to the rear, radiator, built in storage cupboard and a further cupboard housing the central heating boiler.

### Bedroom 3 10'5" max inc stairhead area x 6'8"



Double glazed window to the front and a radiator.

### Bathroom



Modern suite with low level WC, pedestal wash hand basin and panel bath with shower attachment over, there is a ladder style radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There are gardens to the front and side and also to the rear there is a gated access providing off street parking, there is also a patio area and artificial grass.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band B

## 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:-

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

## Fawcett Street Viewings

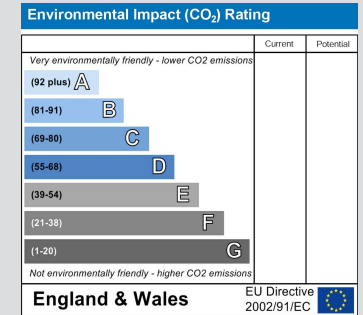
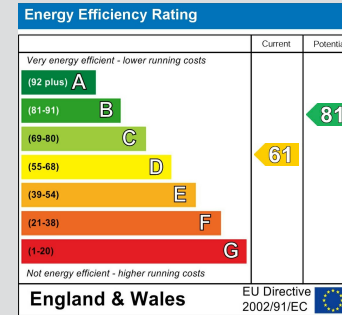
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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