















Sitting within a generous corner plot with well proportioned lawns to the front and side and attractive lawn gardens to the rear, this popularly situated three bedroom semi detached home enjoys a quiet cul-de-sac position within the highly sought after suburb of Redhouse. Convenient for the City Centre, A19 and Coast, the property is perfect for families and first time buyers and internally comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a wet room and benefits from gas central heating and UPVC double glazing to most windows. In need of some updating and modernising yet carrying huge potential, the property is available with no upward chain. Perfect for an excellent range of amenities, this delightful home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Double radiator.

## Lounge 14'0" x 13'4"



UPVC double glazed window to front, double radiator.

## Dining Room 10'5" x 9'5"



UPVC double glazed window to rear overlooking gardens, double radiator.

## Kitchen 9'6" x 10'2"



Base and eye level units with granite working surfaces incorporating a single drainer stainless steel sink unit, plumbing for washing machine, space for gas cooker, wall mounted Worcester Bosch gas combination boiler serving hot water and radiators (which we have been advised by our clients was installed in 2019). UPVC double glazed window to rear, tiled splashbacks, vinyl tiled flooring.

## Store 8'1" x 6'8"

Suitable for a variety of uses. Space for fridge freezer, additional storage space, door leading out into rear gardens.

## First Floor Landing

Access point to loft, UPVC double glazed window to side.

## Bedroom 1 (rear) 6'8" x 14'7"



UPVC double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (front) 10'5" x 10'5"



UPVC double glazed window.

## Bedroom 3 8'2" x 7'5"



To front of fitted wardrobes, bulk head cupboard, UPVC double glazed window to front.

## Wet Room



Wall mounted washbasin with walk in shower area comprising wall mounted shower, UPVC double glazed window, part tiled walls, non slip vinyl flooring.

## Separate WC



Timber framed single glazed window to side.

## Outside



Generous lawned gardens to the front and side with a drive providing off street parking. Gardens to the rear are enclosed and feature attractive lawns and established 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:-

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.

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# MAIN ROOMS AND DIMENSIONS

## 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.

## Sea Road Viewings

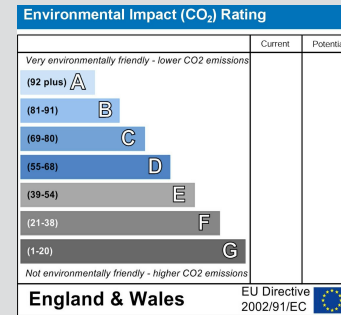
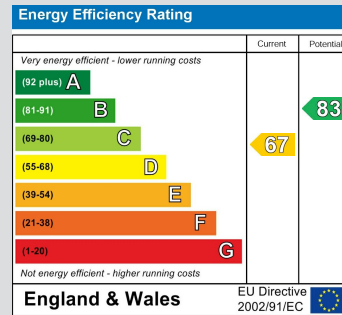
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

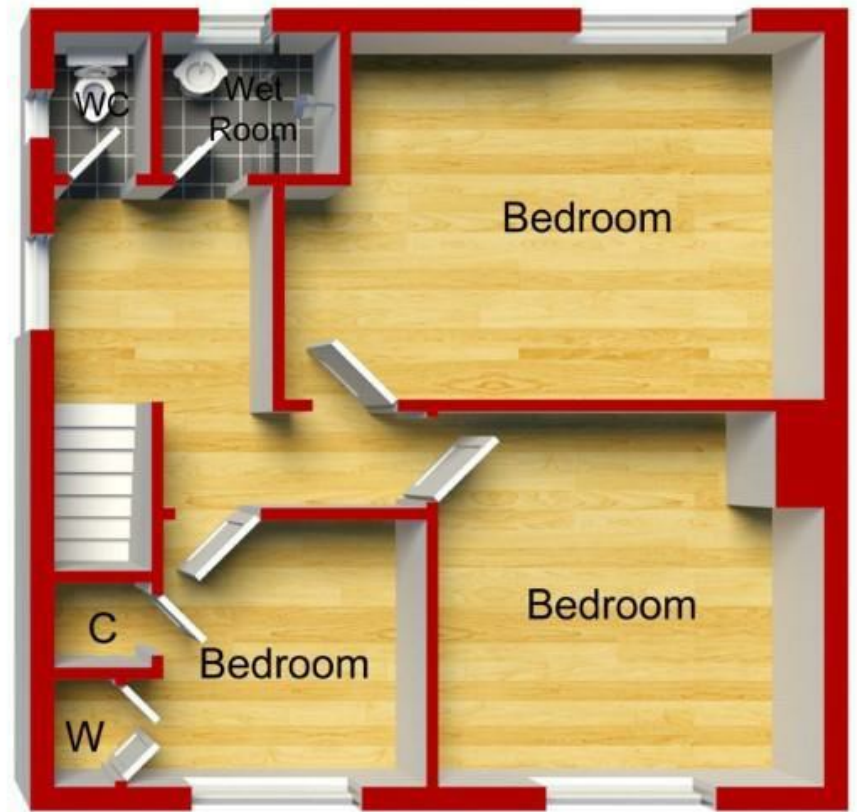


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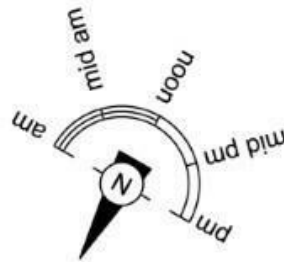
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Ground Floor  
Approximate Floor Area  
(45.41 sq.m)



First Floor  
Approximate Floor Area  
(40.38 sq.m)



# 1 Redruth Square