









Occupying a prominent position on an elevated corner plot set at the junction with Rochdale Road, this well proportioned three bedroom and two reception room semi detached home with the added bonus of a ground floor washroom and utility, offers an excellent opportunity to those families who wish to live in this hugely popular location set midway between the City Centre, A19 and Coast.

Finished to a good standard throughout, the property is available with no upward chain and features internal accommodation which comprises reception hall, ground floor WC, lounge, dining room, open plan kitchen and utility, three first floor bedrooms and a bathroom. Externally there are hard landscaped gardens to the front, side and rear together with a drive providing off street parking for two cars and a large timber workshop to the rear gardens which is perfect for a variety of uses.

Benefiting from gas central heating, UPVC double glazing and a passive air flow system delivering fresh air throughout the dwelling, this delightful home enjoys a pleasant outlook to the side overlooking a lovely green. Walking distance from local schools, shopping facilities and all other urban amenities, this superb home is well maintained throughout by our current clients and should prove to be extremely popular indeed! Immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall



Spindle balustrade staircase, laminate flooring, double convector radiator.

## Ground Floor WC



Low level WC and washbasin with pedestal mixer tap - attractive white suite with wall and floor tiles, single radiator, UPVC double glazed window to front.

## Lounge 11'8" x 13'7"



UPVC double glazed window to front overlooking attractive green, double radiator, electric fire with feature surround, insert and hearth, laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

## Dining Room 8'7" x 9'7"



UPVC double glazed window to front, single radiator, laminate flooring, built in cupboard with wall mounted gas combination boiler serving hot water and radiators, open plan to

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



Selection of base and eye level units with granite coloured working surfaces incorporating single drainer sink unit with pedestal mixer tap, integrated appliances include a gas hob with overhead extractor hood, microwave oven and fan assisted electric oven, whilst there is also space and plumbing for automatic washing machine, space for fridge freezer, tiled splashbacks, tiled floor, UPVC double glazed window and door leading out to utility.

## Utility 13'3" x 2'3"

Space for fridge freezer, space for tumble dryer, fitted shelving, tiled floor, UPVC double glazed French doors leading out into rear gardens.

## First Floor Landing

UPVC double glazed window to front, single radiator, and access to floored loft via folding timber ladder. Passive air flow system circulating fresh air around the property.

## Bedroom 1 (side) 10'3" x 12'10"



UPVC double glazed windows overlooking attractive green, single radiator.

## Bedroom 2 (rear) 13'8" x 11'6"



Maximum dimensions into fitted wardrobes with sliding doors, UPVC double glazed window, single radiator.

## Bedroom 3 (side) 9'6" x 7'8"



UPVC double glazed windows to front and side, single radiator, laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin, shower bath with overhead shower and glass screen - attractive white suite with wall and floor tiles, UPVC lined ceiling with LED downlights and ceiling mounted extractor unit. UPVC double glazed window and heated towel rail.

## Outside



Landscaped gardens to the front and side with a drive providing off street parking for up to two cars. Enclosed landscaped gardens to the rear with a large timber workshop, patio seating areas and additional space to the side ideal for wheelie bins and storage units, in addition there is also an external cold water supply and power supply together with security lighting.

## 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

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## 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

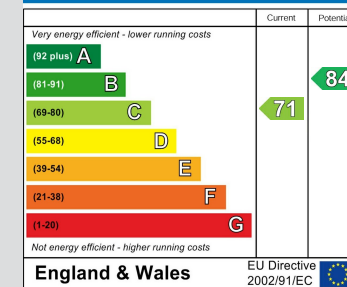
## Opening Times

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

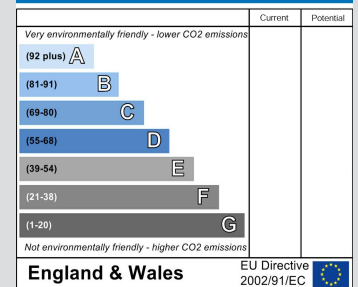
## Ombudsman

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<sub>2</sub>) Rating



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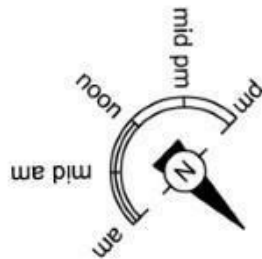




Ground Floor  
Approximate Floor Area  
(43.93 sq.m)



First Floor  
Approximate Floor Area  
(40.15 sq.m)



1 Rhodesia Road