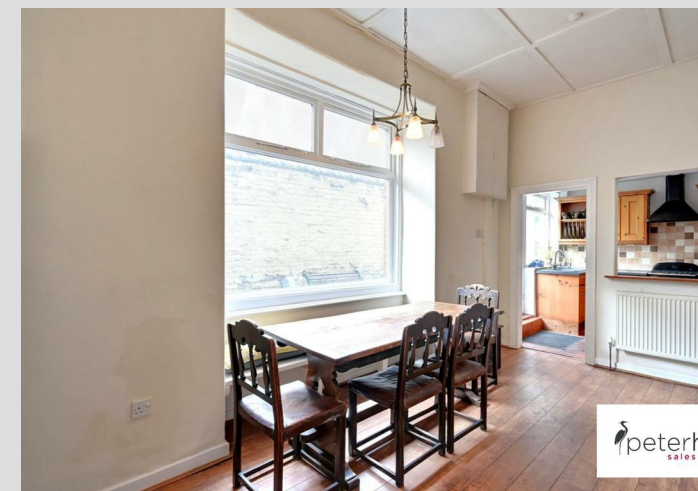










A wonderful opportunity to purchase this substantial, three storey, period end terrace house, situated on the highly regarded Cedars Park in Ashbrooke. The property retains a wealth of appealing character features and provides an excellent opportunity for a new owner to put their own stamp on the accommodation. Internally comprising of an entrance vestibule, leading through to an impressive reception hall with a grand staircase leading to the first floor and a cloakroom/wc. There is lounge to the front with a bay window with stained and leaded glass detailing, a feature fireplace and beautiful plasterwork to the ceiling with decorative plasterwork, ornate cornicing and ceiling rose. There is a dining room, breakfast room that opens through to the kitchen and there is a useful utility. On the first floor there is a shower room, separate wc and three bedrooms, one with an en-suite bathroom/wc. To the top floor there are two further bedrooms. Externally there is a delightful lawned garden to the front, a yard to the rear a double garage. This ever popular location is ideal for access to local amenities, shops and schools as well as offering excellent links to surrounding areas. We highly recommend arranging a detailed inspection to fully appreciate the spacious rooms, great character and potential this charming home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door leading through to hallway.

Reception Hall



Staircase leading to first floor, built in cupboard and decorative plasterwork to ceiling. Two radiators.

Cloakroom/WC

Low level WC and mini washbasin, single glazed window.

Lounge 19'4" into bay x 16'3" into alcove



Bay to the front with single glazed windows with stain and lead glass detailing, two radiators, decorative plasterwork to the ceiling with ornate corning and ceiling rose. Feature fireplace.

Dining Room 13'7" into alcove x 16'6"



Single glazed bay window to rear, radiator, coving and ceiling rose.

Breakfast Room 16'9" x 8'4"



Single glazed window to side, radiator and the room opens through into the kitchen.

Kitchen 9'11" x 7'11"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, timber framed double glazed sealed unit window to side, single glazed door to courtyard and door to utility.

Utility 10'2" x 4'11"

Fitted units with work surface over incorporating inset sink unit, space for fridge freezer and washing machine, single glazed window.

First Floor Landing



Single glazed sash window to side and radiator. Staircase continues to top floor.

Bedroom 1 19'4" into bay x 14'0" into alcove



This room is currently being used as an additional reception room. Bay to the front with single glazed windows, radiator and coving to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'9" x 11'2"



Single glazed window to side, radiator and door to en-suite.

En-Suite Bathroom



Modern suite comprising of a low level WC, washbasin and panel bath with electric shower over, radiator and single glazed window.

Bedroom 3 14'4" max in fitted robes x 8'9"

Single glazed window to rear, radiator, fitted wardrobes and built in cupboard.

Separate WC



Low level WC, single glazed window.

Shower Room



Pedestal washbasin and step in shower cubicle with mains shower, tiled walls and floor, single glazed window and ladder style radiator.

First Floor Utility Space 12'7" x 7'1"



Fitted base units with work surface over, inset sink and drainer unit, space for cooker and fridge freezer, radiator and single glazed window to front.

Top Floor Landing



Velux window.

Study/Store 10'5" x 8'5"

Approximate measurements as sloping ceiling, door to bedroom 4.

MAIN ROOMS AND DIMENSIONS

Bedroom 4 11'5" x 11'5"



Approximate measurements as sloping ceiling, UPVC double glazed window to front and radiator.

Bedroom 5 9'4" x 10'9"

Approximate measurements as sloping ceiling, UPVC double glazed window to rear and radiator.

Outside



Attractive lawned garden to the front, whilst to the rear there is a courtyard with access to the garage.

Garage 19'8" wide x 15'8" long

With roller shutter access door and door to courtyard.

Council Tax Band

The Council Tax Band is Band D.

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

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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

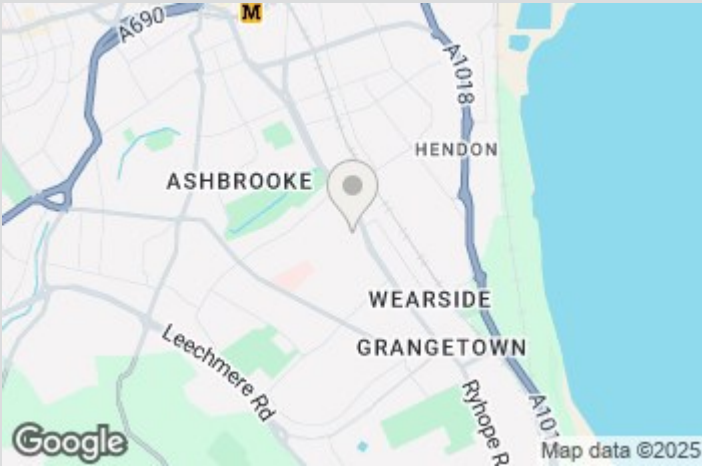
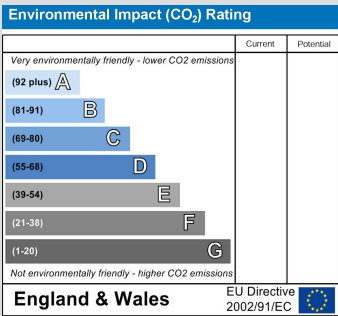
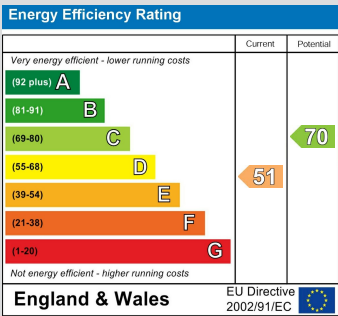
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(101.90 sq.m)



First Floor
Approximate Floor Area
(96.10 sq.m)



Second Floor
Approximate Floor Area
(57.80 sq.m)

