









An extended four bedroom semi-detached house, occupying a delightful cul-de-sac position within this popular and established area. Internally the accommodation includes an entrance lobby, hall with staircase to the first floor, lounge and a kitchen / diner that opens through to a conservatory. Completing the ground floor accommodation is a useful utility and a cloakroom/wc. On the first floor there is an impressive master bedroom with a contemporary en suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage (currently divided into two areas) and an attractive garden to the rear. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. We highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Built in cupboard and door to hall.

Hallway

Staircase to first floor and door to lounge.

Lounge 14'0" x 12'2"



Double glazed bow window to front, radiator and door to kitchen/diner.

Kitchen/Diner 15'7" x 9'10"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit and breakfast bar, space for cooker, fridge freezer and dishwasher, radiator, double glazed window to rear and the room opens through into conservatory. Door to utility.

Conservatory 13'6" x 6'8"



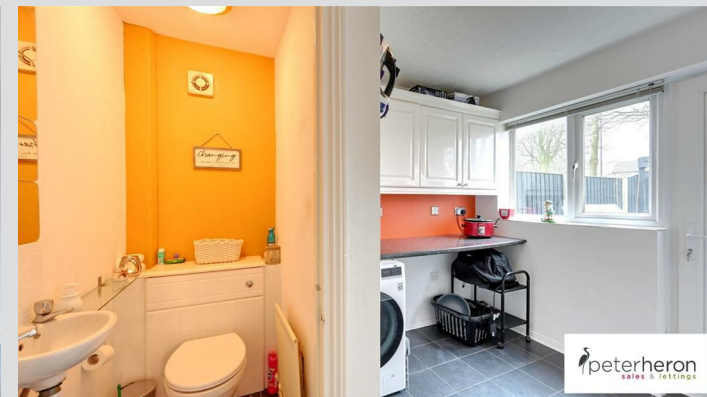
Double glazed French door leading out to garden double glazed windows and radiator.

Utility 7'9" x 6'9"



Fitted wall units with work surface, double glazed door to rear garden, double glazed window to rear, radiator and door to garage.

Cloakroom/WC



Low level WC with concealed cistern and mini washbasin.

First Floor Landing

Bedroom 1 15'5" max including fitted robes x 8'0"



Two triple glazed windows to front, radiator, fitted wardrobes and door to en-suite.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Low level WC with concealed cistern, washbasin set into vanity unit, step in shower cubicle with electric shower, chrome ladder style radiator and double glazed window.

Bedroom 2 13'0" max including fitted robes x 8'10"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 3 11'2" max including fitted robes x 8'5"



Double glazed window to rear, radiator, fitted wardrobes and drawer unit.

Bedroom 4 9'11" x 7'8"



Double glazed window to rear and radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and P shaped panel bath with mains shower over, chrome ladder style radiator.

Outside



Garden to the front with a driveway providing off street parking and to the rear an attractive garden with a lawn, patio and pond.

Garage 13'8" x 7'6" plus 4'3" x 7'10"

The garage has been divided into 2 areas and has a main up and over access door and internal door to utility.

Council Tax Band

The Council Tax Band is Band C.

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

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MAIN ROOMS AND DIMENSIONS

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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

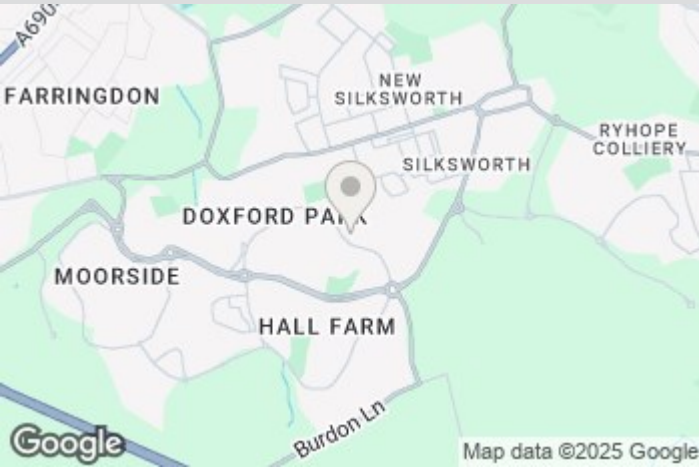
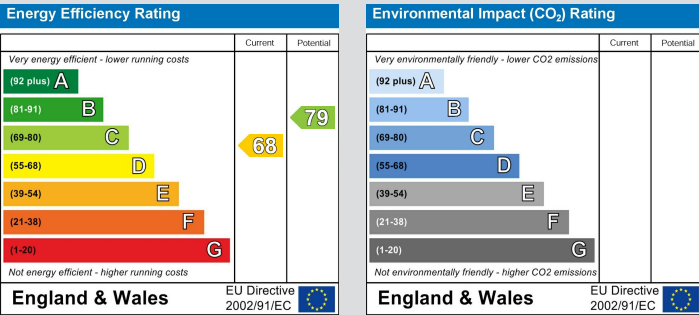
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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