









A fabulous three bedroom semi-detached house, providing spacious and immaculately presented accommodation within this popular location. Internally the superb accommodation briefly comprises of an entrance porch, hall with staircase to the first floor, an attractive open plan lounge through dining room and a kitchen. On the first floor there are three well-proportioned bedrooms and a stunning contemporary bathroom/wc. Externally there is a small low maintenance garden to the front and a generous garden to the rear. This location is ideal for local amenities, shops and schools as well as offering excellent connections to major transport links including the A19. Viewing is highly recommended to appreciate the accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and inner door to hall.

## Hallway



Radiator and staircase to first floor with understairs storage cupboard.

## Lounge/Dining Room 11'1" x 21'3"



Enjoying a dual aspect with double glazed windows to both the front and rear, 2x tall feature radiators and door to kitchen.

## Kitchen 9'10" x 9'3"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, space for fridge freezer, cooker and washing machine, double glazed window to rear and double glazed door to the rear garden.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 13'6" x 9'5"



Double glazed window to rear and radiator.

## Bedroom 2 8'10" x 11'6"



Double glazed window to front and radiator.

## Bedroom 3 9'0" x 8'7"



Double glazed window to front, built in cupboard and radiator.

## Bathroom



Contemporary suite with a low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, chrome ladder style radiator, attractive tiled walls and floor, and 2x double glazed window.

## Outside



To the front of the property there is a low maintenance

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# MAIN ROOMS AND DIMENSIONS

garden with a hedge boundary, whilst to the rear there is a superb generous garden with lawn and paved areas. Brick built store.

## Council Tax Band

The Council Tax Band is Band A.

## 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.

## Sea Road Viewings

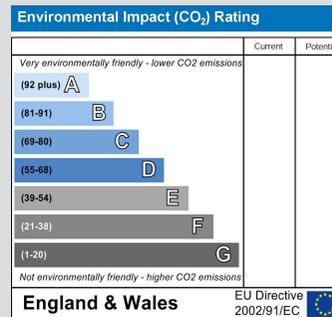
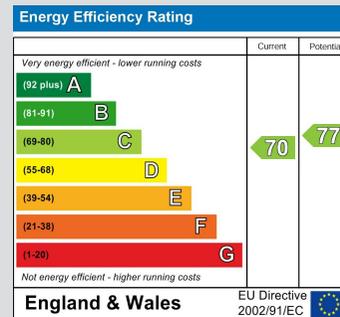
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

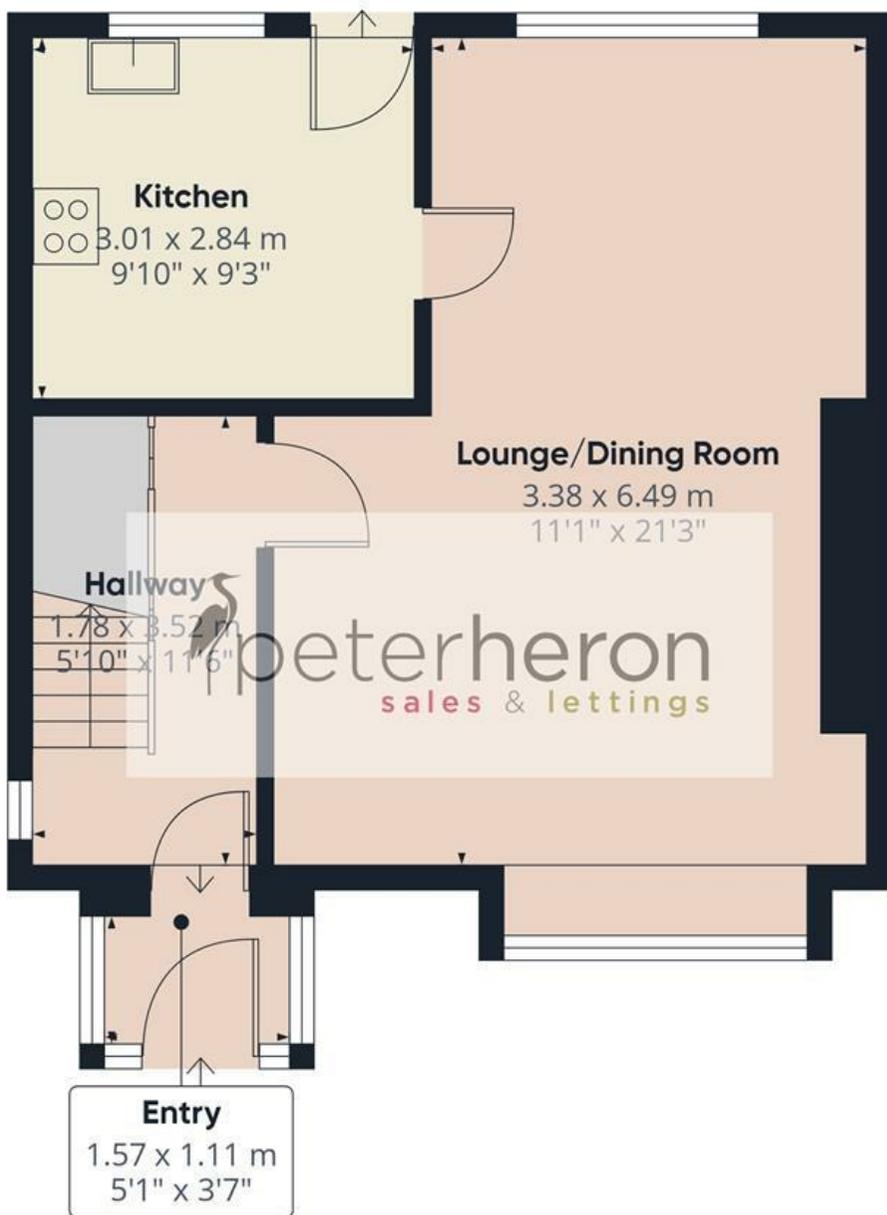
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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First Floor

Approximate total area<sup>(1)</sup>

82.3 m<sup>2</sup>  
886 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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