









This extended and newly refurbished four bedroom semi-detached house, provides spacious and immaculately presented accommodation within the ever popular St. Aidan's Estate. The impressive accommodation on the ground floor includes an entrance hall with staircase to the first floor and a cloakroom/wc, lounge opening through to a dining area that in turn connects through to a modern fitted breakfasting kitchen. To the first floor there are four well-proportioned bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage with a useful utility and to the rear a delightful garden with a lawn and gravelled area. Benefits of the house include gas central heating to radiators and double glazed windows. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Hallway



There is a radiator, staircase to the first floor and doors leading to the cloakroom/WC and dining area.

Cloakroom/WC



With a low level WC with concealed cistern, wash hand basin set into vanity unit, a ladder style radiator and a double glazed window.

Lounge 11'10" x 9'8"



With a double glazed window to the front, a radiator and there is an archway leading through into the dining area.

Dining Area 9'8" x 8'2"



With a radiator and a door connecting through to the breakfasting kitchen.

Breakfasting Kitchen 12'4" x 9'3"



The kitchen is fitted with a range of modern wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and an electric hob, space has been provided for the inclusion of a fridge freezer, there is a radiator, a double glazed window to the rear and a double glazed door providing access out onto the rear garden.

First Floor Landing

With a double glazed window to the rear, a useful built in cupboard and doors connecting off to the four bedrooms and family bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'1" x 11'10"



Double glazed window to the front and a radiator.

Bedroom 2 10'4" x 8'9"



Double glazed window to the rear and a radiator.

Bedroom 3 9'10" x 7'10"



Double glazed window to the front and a radiator.

Bedroom 4 8'0" x 7'2" not inc entrance recess



Double glazed window to the rear and a radiator.

Family Bathroom



Contemporary suite with a low level WC, pedestal wash hand basin and a panel bath with mains fed shower over, there are tiled walls and a ladder style radiator.

Outside



To the front of the property there is a lawned garden and a driveway providing off street parking and access to the garage, whilst to the rear is a delightful garden laid mainly to lawn with gravelled areas.

MAIN ROOMS AND DIMENSIONS

Garage 17'8" long x 8'1" wide



An integral garage with an up and over access door, there is a tap and the garage has the benefit of power and lighting and a door to the utility.

Utility



This useful area is fitted with wall and base units with work surface over, space has been provided for the inclusion of a washing machine, there is a double glazed door to the rear garden, double glazed window to the rear, wall mounted boiler and a door to the garage.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1934 and the Ground Rent is £3.15 per year.

Ground rent review period (year/month) - N/A
Annual Ground rent increase % - N/A

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C

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 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.

Fawcett Street Viewings

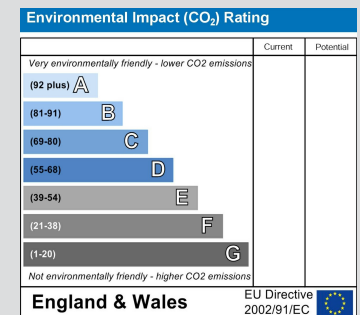
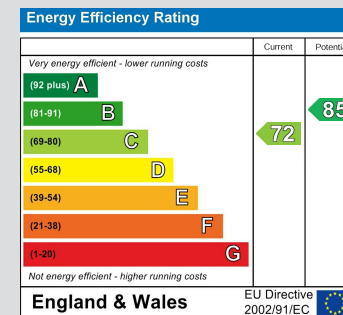
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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MAIN ROOMS AND DIMENSIONS



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