









An extended three bedroom end terrace house, providing spacious and well-appointed accommodation within this popular and convenient area. Internally the accommodation includes an entrance hall, a generous lounge through dining room and a modern kitchen, whilst to the first floor there are three well-proportioned bedrooms, bathroom with shower cubicle and there is a separate WC. The property benefits from double glazing, gas central heating to radiators and gardens to the front and 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. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Storage cupboard.

Lounge 17'7" x 11'3"



Double glazed bay window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 10'4" x 7'11"



Radiator, double glazed windows and French UPVC doors to rear garden. 2x Velux Windows.

Rear Hall

Storage cupboard, radiator and staircase to first floor. Door to kitchen. UPVC door to rear porch.

Rear Porch

Composite door to rear garden.

Kitchen 13'1" x 8'7"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, dishwasher and fridge freezer. Space provided for washing machine and dryer. Double glazed window to front and radiator.

First Floor Landing

Storage cupboard, radiator and access hatch to loft.

Bedroom 1 11'6" x 9'7"



Double glazed window to rear and radiator.

Bedroom 2 8'8" x 8'7"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 8'7" x 7'10"



Double glazed window to front and radiator.

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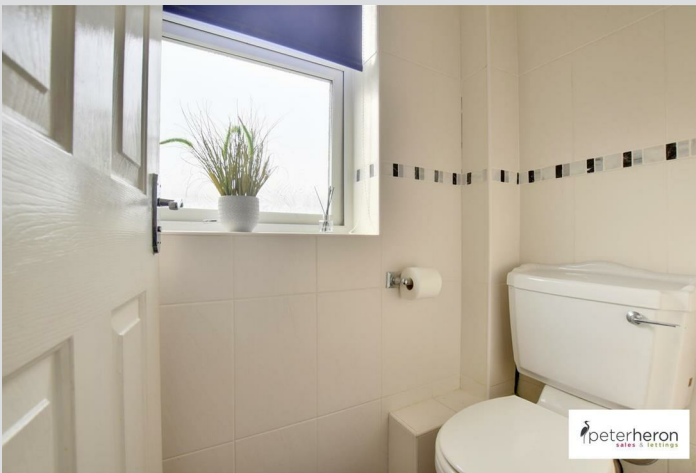
MAIN ROOMS AND DIMENSIONS

Bathroom



Washbasin, bath and shower cubicle, double glazed window and chrome heated towel rail.

Separate WC



Low level WC, double glazed window.

Outside



Garden to the front and garden to the rear with driveway providing off street parking.

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.

Fawcett Street Viewings

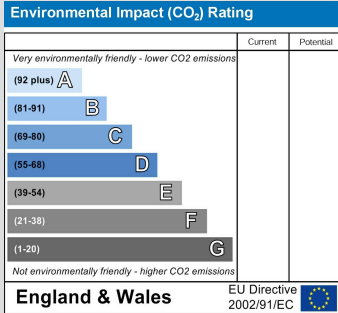
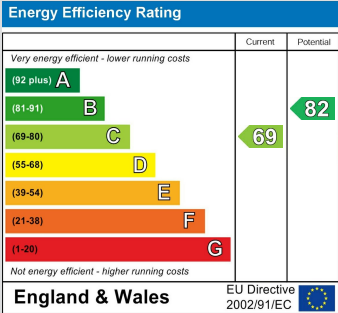
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

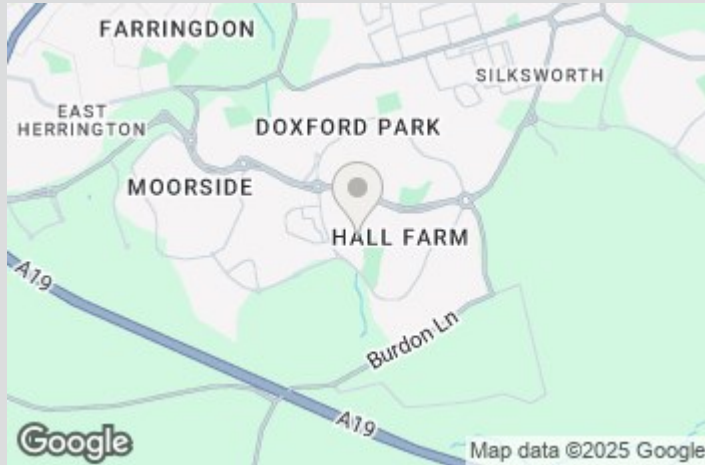
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