









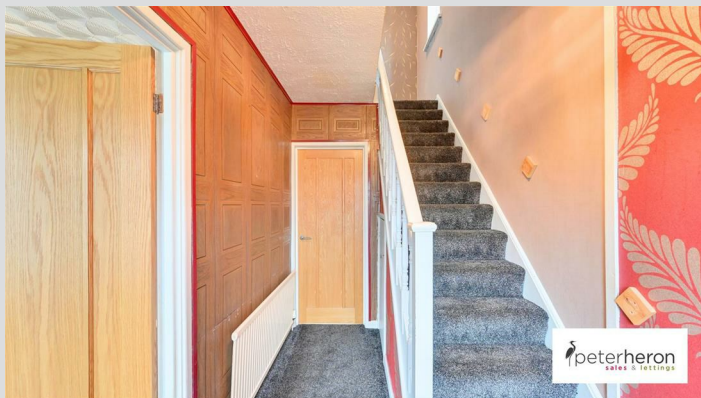
A superb three bedroom semi-detached house, featuring a generous garden, carport and a garage located in a separate block. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, a lounge to the front and an impressive dining kitchen, fitted with an excellent range of contemporary units. Completing the ground floor accommodation is a delightful conservatory. To the first floor there are three bedrooms and a modern wetroom/wc. Externally there is a garden to the front and a wonderful garden to the rear with a lawn, patio and established planting, along with double gates leading to a carport. There is a single garage, located in a nearby block. Occupying a pleasant cul-de-sac position, this convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 13'5" x 12'5"



Double glazed bay window to front elevation, radiator and feature fireplace with stone mantle. Double doors into dining kitchen.

Dining Kitchen 18'6" x 11'0"



Range of modern wall and base with wood effect countertops over incorporating 1 1/2 bowl sink and drainer

with mixer tap. Integrated appliances include oven, gas hob and cooker hood, microwave, fridge freezer and dishwasher. Space and plumbing provided for washing machine. Double radiator, 2x double glazed windows and rear and UPVC double glazed sliding door to conservatory.

Conservatory 7'10" x 7'1"



Double glazed windows and UPVC door to rear.

First Floor Landing

Double glazed window to side elevation.

Bedroom 1 12'5" x 9'11"



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

Bedroom 2 9'11" x 9'11"



Double glazed window to rear elevation, radiator, built in wardrobes and storage cupboard.

Bedroom 3 8'3" x 7'3"



Double glazed window to front elevation, radiator and storage cupboard.

Wet Room



Low level WC, washbasin vanity unit and shower, chrome

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MAIN ROOMS AND DIMENSIONS

heated towel rail, access hatch to loft and 2x double glazed windows to rear elevation.

Outside



Attractive garden to the front whilst to the rear the generous garden has lawned area and block paved areas with gated driveway providing off street parking. Garage in a nearby block.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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Fawcett Street Viewings

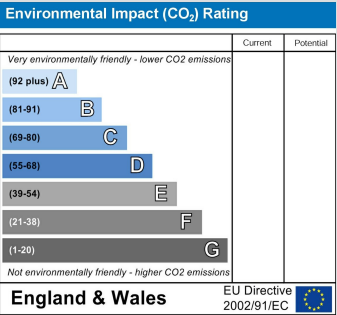
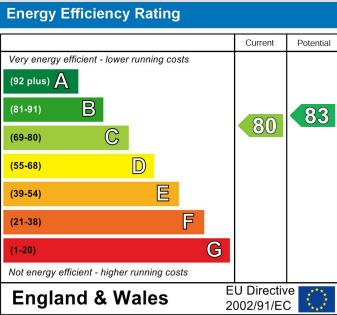
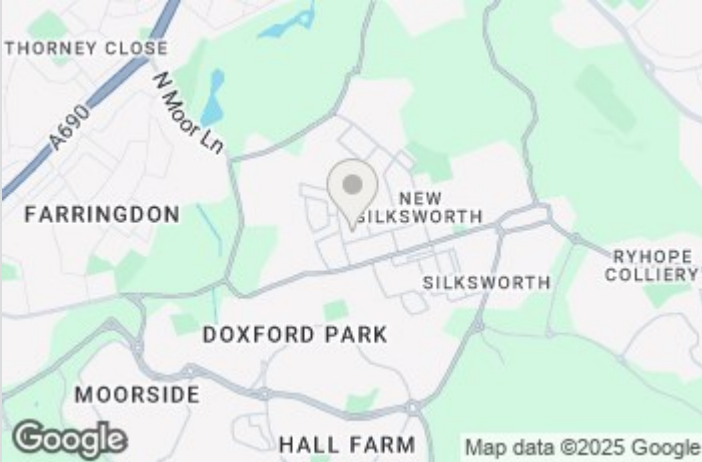
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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