









A beautifully presented, two-bedroom semi-detached house with an impressive, stylish interior and delightful gardens. Internally the immaculate accommodation comprises hall, attractive lounge, a fabulous, contemporary breakfasting kitchen and a ground floor WC whilst to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and well maintained gardens to the front and rear. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections including road links and South Hylton Metro Station. Early viewing is recommended to appreciate the accommodation on offer and to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Double glazed window and staircase to first floor.

### Lounge 11'8" x 11'4"



This attractive room has a double glazed window to front, radiator, feature stove and built in cupboard.

### Breakfasting Kitchen 14'11" maximum x 8'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink unit and breakfast bar, integrated appliances include an oven, microwave and a gas hob, space for American style fridge freezer, dishwasher and washing machine. Double glazed window to rear and built in cupboard which provides space for tumble dryer, wall mounted boiler, double glazed window. Door to lobby.

### Lobby

Double glazed external door to rear garden and door to WC.

## Ground Floor WC



Low level WC and double glazed window.

## First Floor Landing

Double glazed window and loft access hatch.

## Bedroom 1 14'10" extending to 18'2" maximum x 11'5"



This spacious room has a double glazed window to front, a further tall feature double glazed window to front, and a radiator.

## Bedroom 2 11'8" x 8'10" not including robes



Double glazed window to rear providing a delightful open aspect, a radiator and fitted sliding door wardrobe.

## Bathroom



Modern suite with low level WC, pedestal washbasin and panel bath with mains shower over, attractive tiled walls and floor, double glazed window.

## Outside



Delightful well maintained gardens to the front and rear with a lawned area and patio.

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# MAIN ROOMS AND DIMENSIONS

## 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.

## 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

## 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:-

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## 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.

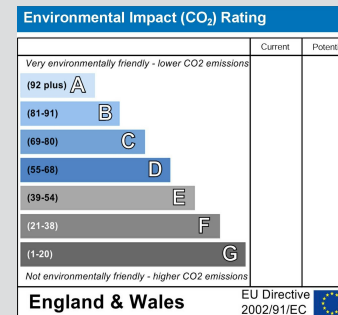
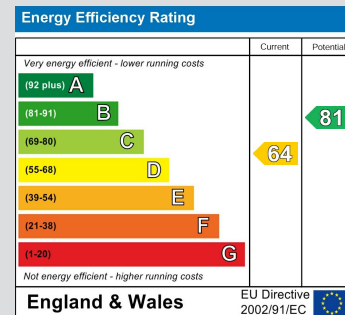
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## Opening Times

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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