









A stunning, remodelled three bedroom semi-detached home providing an exceptional standard of accommodation within this attractive development. The immaculate interior on the ground floor includes a hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge to the front whilst to the rear is a fabulous, contemporary dining kitchen, fitted with a range of stylish units that opens through to an impressive family room, featuring bi-folding doors to the garden. On the first floor there is a principle bedroom with a modern en-suite shower room/wc, two further bedrooms and a modern family bathroom/wc. Externally the property has a garden to the front with a driveway, a useful store and a beautiful landscaped garden to the rear with a lawn and decked area. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly recommend viewing to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Staircase to first floor, built in storage cupboards, radiator and wood flooring.

Cloakroom/WC



Low level WC and mini washbasin.

Living Room 10'4" x 16'0"



Double glazed window to front, radiator and feature panelled wall.

Dining Kitchen 17'2" x 9'6"



A superb contemporary range of fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven, hob and dishwasher, wood flooring, double glazed French door to rear, double glazed window to rear, tall radiator and the room opens into the family room.

Family Room 9'5" x 13'10"



A superb and versatile room with double glazed bi-folding doors leading out into rear garden, tall radiator and wood flooring. Door to store.

First Floor Landing



Two built in cupboards.

Bedroom 1 10'4" x 10'11"



Double glazed window to front, radiator and door to en-suite.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Modern suite comprising of a low level WC with concealed cistern, pedestal washbasin and step in shower cubicle with mains shower, ladder style radiator and extractor fan.

Bedroom 2 8'10" x 10'8"



Double glazed window to rear and radiator.

Bedroom 3 7'11" x 7'1"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and panel bath, double glazed window and radiator.

Outside



Garden to the front with driveway providing off street parking whilst to the rear a delightful landscaped garden with lawn and decked area.

Store



Main roller shutter access door, space for washing machine and fridge freezer. Internal door to family room.

Council Tax Band

The Council Tax Band is Band C.

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

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

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MAIN ROOMS AND DIMENSIONS

contemplating travelling some distance to view the property. 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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Fawcett Street Viewings

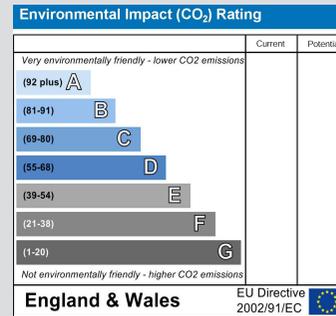
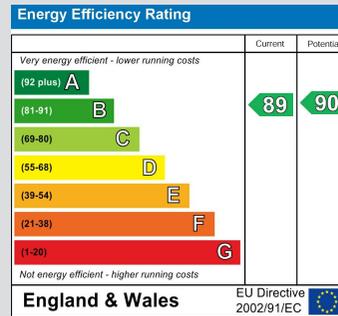
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

98.9 m²

1064 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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