









A superb three bedroom semi-detached house within this popular area of South Hylton. The well-presented internal accommodation on the ground floor includes a hall with staircase to the first floor, a spacious lounge and a breakfasting kitchen, connecting through to a delightful conservatory. To the first floor there are three bedrooms and an impressive, contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing, gardens to the front and rear, driveway and a garage. The area is well served by a good range of local amenities, including shops and schools as well as providing excellent transport connections with South Hylton Metro Station and links to major connections including the A19. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to hall.

## Entrance Hall



Radiator, staircase to first floor and door to lounge.

## Lounge 14'3" x 12'6"



Double glazed window to front, radiator and door connecting through to breakfasting kitchen.

## Breakfasting Kitchen 15'10" x 8'0"



Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, and dishwasher, space for fridge freezer and washing

machine, radiator, built in cupboard, double glazed window looking into conservatory, double glazed French doors to conservatory. Central heating boiler is concealed behind matching kitchen unit.

## Conservatory 13'4" x 9'8"



Double glazed French door to rear garden double glazed windows, two radiators.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 14'0" x 9'4"



Double glazed window to front and radiator.

## Bedroom 2 9'6" x 9'3"



Double glazed window to rear and radiator.

## Bedroom 3 6'4" x 6'7" extending to 10'11"



Maximum including stairhead area, double glazed window to front and radiator.

## Bathroom



Stunning contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, double glazed window, tiled walls and chrome ladder style radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive gardens to the front and rear, the property also benefits from a driveway and single garage which are located to the side of the property, there is a door from the garage which leads into the rear garden.

### 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.

### Important Notice

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verification is recommended.

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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 £210.00 by Movewithus Ltd.

### Fawcett Street Viewings

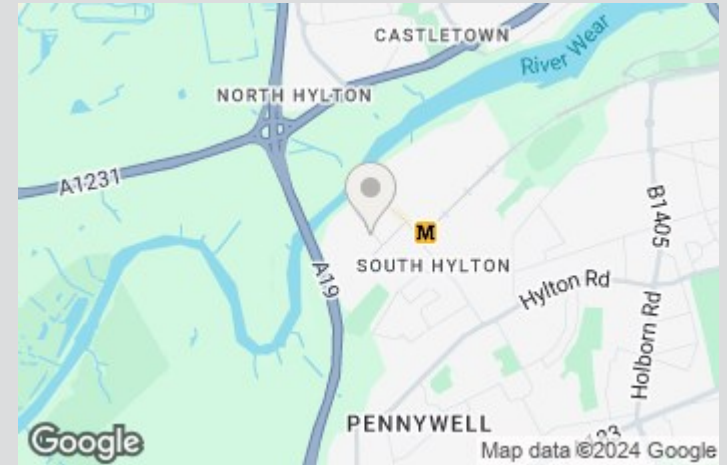
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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