









A superb larger style two bedroom semi-detached house, having recently undergone a significant programme of refurbishment and upgrading to provide an excellent standard of accommodation. Internally there is a spacious lounge to the front and to the rear a superb modern kitchen / diner with French doors to the garden. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is block-paved area to the front and a lawned garden to the rear. The property enjoys a pleasant position within this popular area of Redhouse, close to local amenities as well as offering links to Nissan, Doxford International Business Park and major transport connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Lounge 15'10" not including staircase area x 9'3"



Double glazed bow window to front, radiator and staircase to first floor.

## Kitchen/Diner 18'6" x 8'7" extending to 9'10"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed French doors out to rear garden. Double glazed window to rear, two radiators and the boiler is concealed behind a matching kitchen unit.

## First Floor Landing

Double glazed window.

## Bedroom 1 15'4" x 8'4"



Double glazed bow window to front, radiator and built in cupboard.

## Bedroom 2 9'2" x 10'2"



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

## Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and corner bath with mains shower over, chrome ladder style radiator, tiled walls and floor, two double glazed windows.

## Outside



Block paved area to the front and a lawned garden to the rear. The property also benefits from an outhouse that has Composite doors to both the front and rear, double glazed window, wash house area and built in cupboard.

## 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

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Lease details, service charges and ground rent (where

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# MAIN ROOMS AND DIMENSIONS

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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.

## Sea Road Viewings

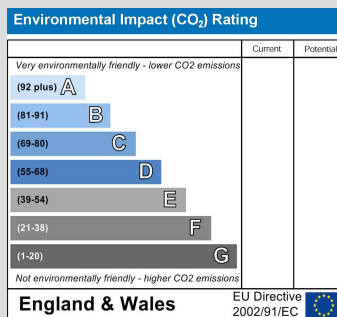
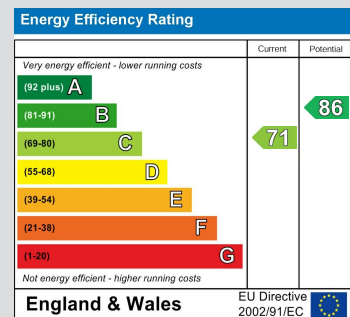
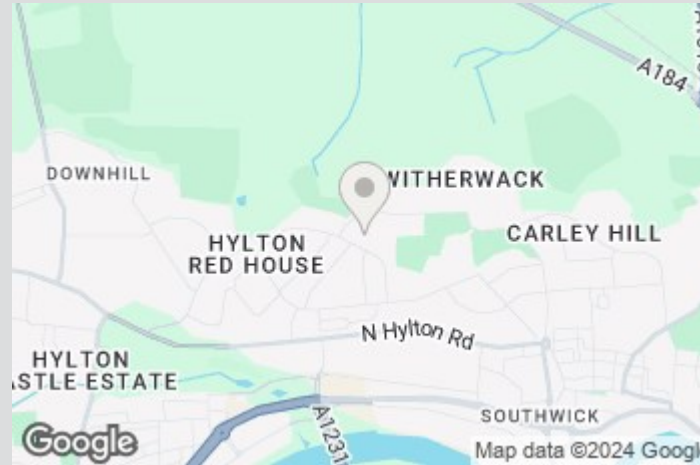
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

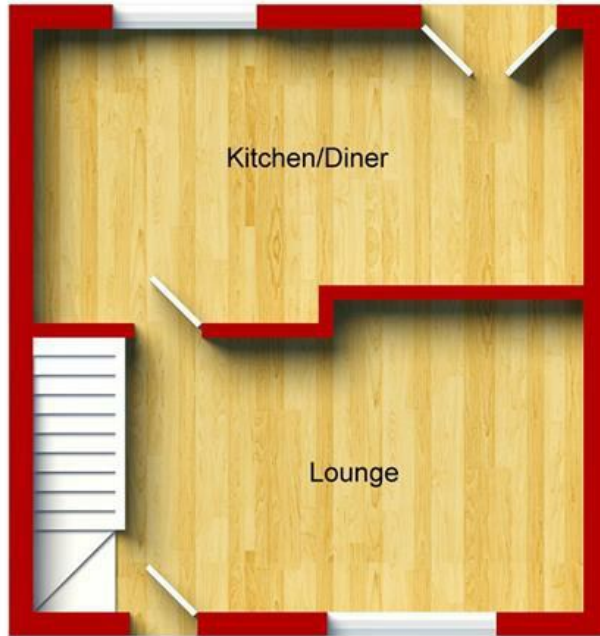
## Ombudsman

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



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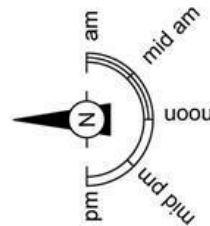
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Ground Floor  
Approximate Floor Area  
(34.20 sq.m)



First Floor  
Approximate Floor Area  
(34.20 sq.m)



14 Roedean Road