









This attractive three bedroom detached house occupies a delightful position at the head of the cul-de-sac position. The well appointed internal accommodation includes a hall, cloakroom/wc lounge and a kitchen / diner whilst to the first floor there is a master bedroom with en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Features of the property include a garden to the front with a driveway, single garage, and generous gardens to the rear, gas central heating to radiators and double glazed windows. This ideal location provides easy access to local amenities, shops and schools as well as offering transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite door to

Reception Hall

Hall with radiator, doors to wc, lounge and kitchen and stairs to first floor.

Cloakroom/WC



Low level WC and washbasin, radiator and double glazed frosted window to the front.

Lounge 14'6" x 11'8"



UPVC double glazed window to front and rear, double radiator.

Kitchen 14'5" x 10'5"



Wall and floor cupboards with granite coloured working surfaces incorporating a single drainer stainless steel 1 1/2 bowl sink unit plus mixer taps, gas hob with extractor hood, electric oven, wall mounted gas boiler serving hot water and radiators, space for fridge freezer, plumbing for washer, UPVC double glazed window, double radiator, part tiled walls, UPVC double glazed French door.

First Floor Landing

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom 1 (front) 9'6" x 10'6"



UPVC double glazed window to front, single radiator, built in wardrobes, door to en suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower, part tiled walls, double glazed window to front and a double radiator.

Bedroom 2 (front) 11'8" x 7'6"



UPVC double glazed window, single radiator.

Bedroom 3/Study 6'9" x 8'6"



UPVC double glazed window and single radiator.

Family Bathroom



WC, washbasin and bath - white suite with part tiled walls, UPVC double glazed window, single radiator.

Outside



Garden to front with a drive and a garage with up and over door, to the rear there is an attractive good size garden with a lawn and patio area, perfect for entertaining.

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band D

Tenure Freehold

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

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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Fawcett Street Viewings

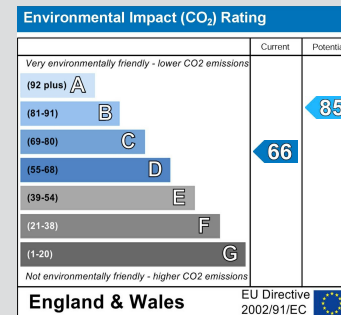
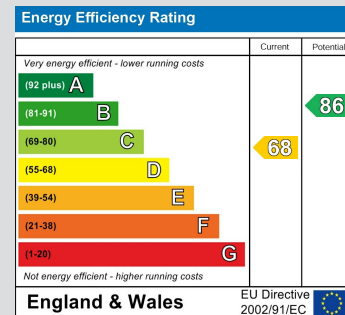
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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