









An attractive and spacious three bedroom semi-detached house with a wonderful, generous rear garden. Internally the accommodation includes to the ground floor of an entrance vestibule, an impressive reception hall with staircase to the first floor, two excellent reception rooms and a breakfasting kitchen. On the first floor there are three well-proportioned bedrooms, a modern shower room and a separate WC. The property is pleasantly set back from the road with a garden and a long driveway, there is a single garage and to the rear a delightful garden laid mainly to lawn with a patio area and established borders. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Available with no upper chain involved, we highly recommend arranging a viewing to appreciate this home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Vestibule

Double glazed windows and inner door leading through to hallway.

## Reception Hall



The most impressive and spacious hallway with staircase to the first floor, double glazed window to side, feature single glazed stain and lead glass window, and radiator.

## Lounge 16'0" into bay x 14'2" into alcove



Double glazed bay window to front, radiator and feature fireplace with living flame effect gas fire.

## Dining Room 15'1" x 12'7" into alcove

Tall double glazed windows with central double glazed door to rear patio, radiator and feature fireplace.

## Breakfasting Kitchen 10'11" x 9'3"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and electric oven and electric hob, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to side, radiator and the central heating boiler is concealed behind kitchen unit.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 16'4" into bay x 10'9" not including robes



Double glazed bay window to front, radiator and fitted wardrobes.

## Bedroom 2 15'1" x 10'9" not including robes



Double glazed window to rear, radiator and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'3" x 9'4"



Maximum measurements taken including fitted wardrobes, double glazed window to front and radiator.

## Shower Room



Modern suite with washbasin set into vanity unit and walk in shower with mains shower, tall feature radiator, attractive tiled walls and floor, and double glazed window.

## Separate WC



Low level WC, tiled walls and floor, and double glazed window.

## Outside



To the front of the property there is a delightful garden with a lawn and planted borders, a long driveway providing off street parking and access to single garage. To the rear there is a wonderful generous garden laid mainly to lawn with a patio and established planted borders.

## 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 - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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 £300.00 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](http://peterheron.co.uk)

## Opening Times

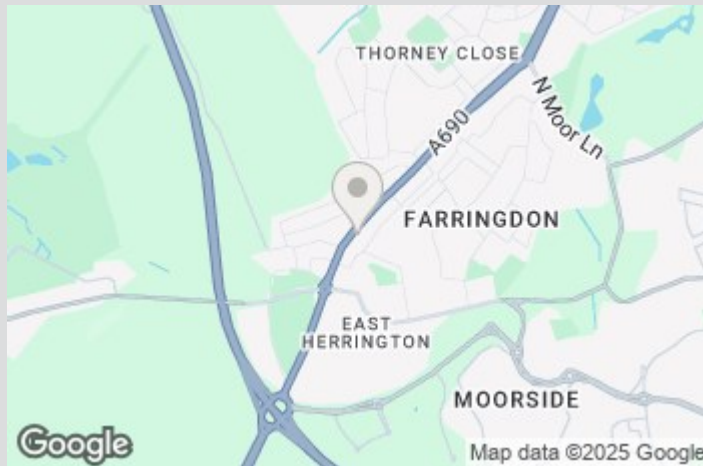
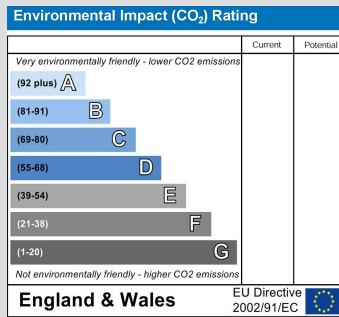
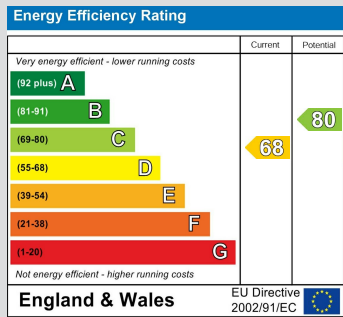
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

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



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