









A beautifully presented, three double bedroom semi-detached Dutch bungalow situated on the ever popular Crosslea Avenue. On the ground floor there is an impressive reception hall with staircase to the first floor, two generous reception rooms and a bathroom/wc. There is a fabulous breakfasting kitchen with a vaulted ceiling, an excellent range of units, an island and granite worksurfaces and a bedroom. On the first floor there are two further well-proportioned bedrooms, one featuring an en-suite bathroom/wc. Externally there is a driveway, garage with remote control roller shutter door, paved courtyard and delightful gardens. This ideal location provides convenient access for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. Available with no upper chain involved, we highly advise a detailed inspection to fully appreciate the property.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Porch

There are double glazed windows and an inner double glazed door leading to the reception hall.

Reception Hall



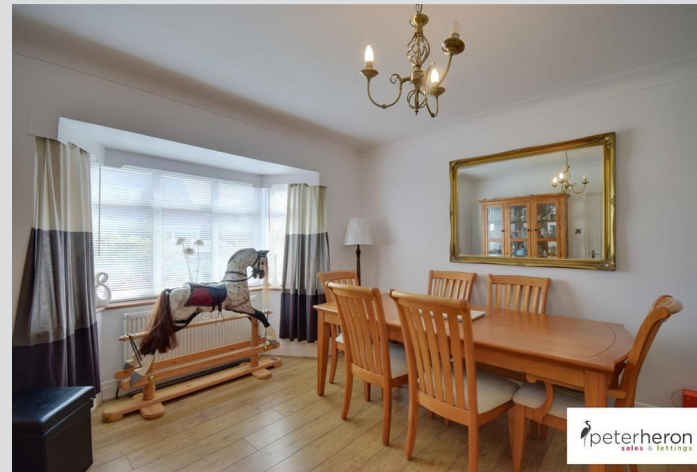
An impressive reception hall with staircase to first floor, radiator and built in cupboard.

Lounge 16'3" into bay x 11'9" into alcove



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

Dining Room 14'9" into bay x 11'10"



Double glazed bay window and a radiator.

Breakfasting Kitchen 15'10" x 11'10"



A fabulous breakfasting kitchen with a vaulted ceiling. There's an impressive range of wall and base units and a feature island unit with a selection of work surfaces over including granite. Space has been provided for the inclusion of a range style cooker, fridge, freezer and slimline dishwasher as well as a washing machine. There's a double glazed window, double glazed door to the courtyard and tall feature radiator.

Bathroom



3 piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower. There's a tall radiator, double glazed window and part tiled walls.

Bedroom 1 12'5" into bay x 10'4" not including wardrobes



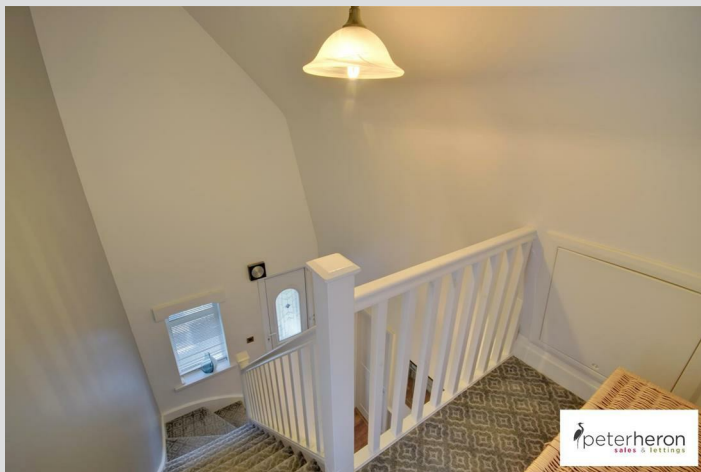
Double glazed bay window, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Doors to bedrooms 2 and 3.

Bedroom 2 11'6" x 10'9"



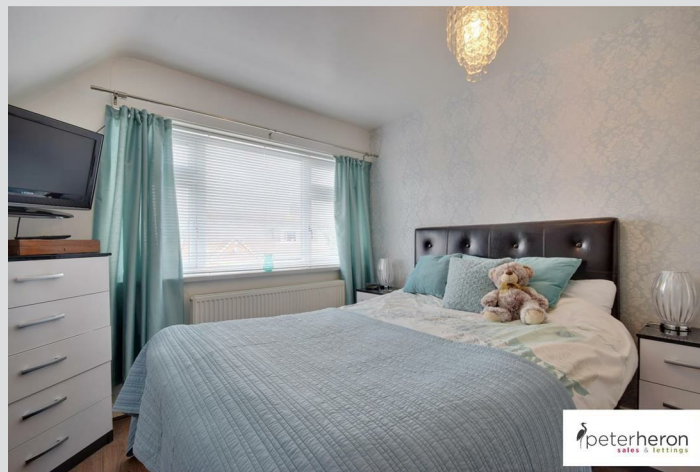
Double glazed window, radiator, walk in wardrobe and door to the en-suite.

En-Suite



Low level WC, pedestal wash hand basin and a mini bath with electric shower over. There's a radiator, Velux window and part tiled walls.

Bedroom 3 12'4" x 10'1"



Double glazed window and a radiator.

Outside



There's a driveway providing off street parking and access to the single garage with remote control roller shutter access door. There is an enclosed courtyard area and delightful well maintained gardens with a lawned area and established planted borders.

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:-

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 contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and

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MAIN ROOMS AND DIMENSIONS

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Council Tax Band

The Council Tax Band is D

Tenure Freehold

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

Fawcett Street Viewings

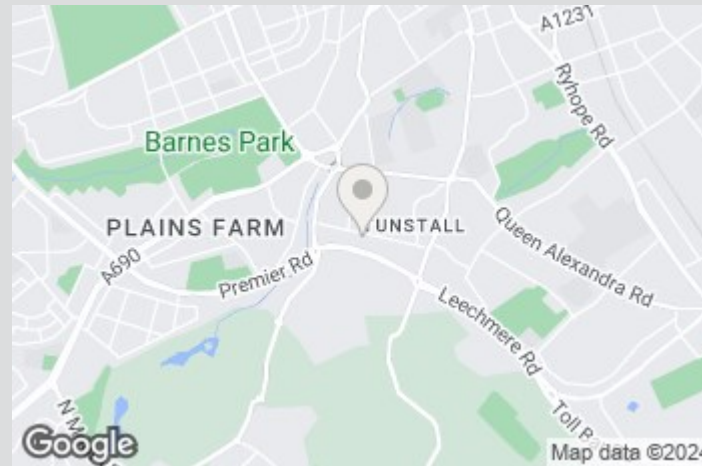
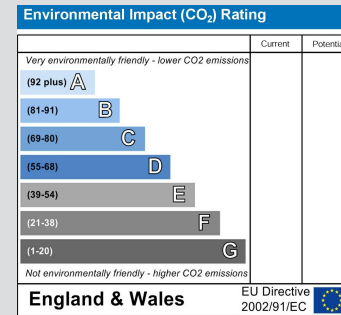
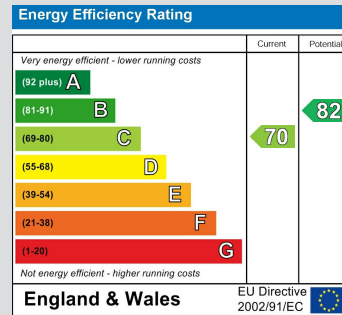
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

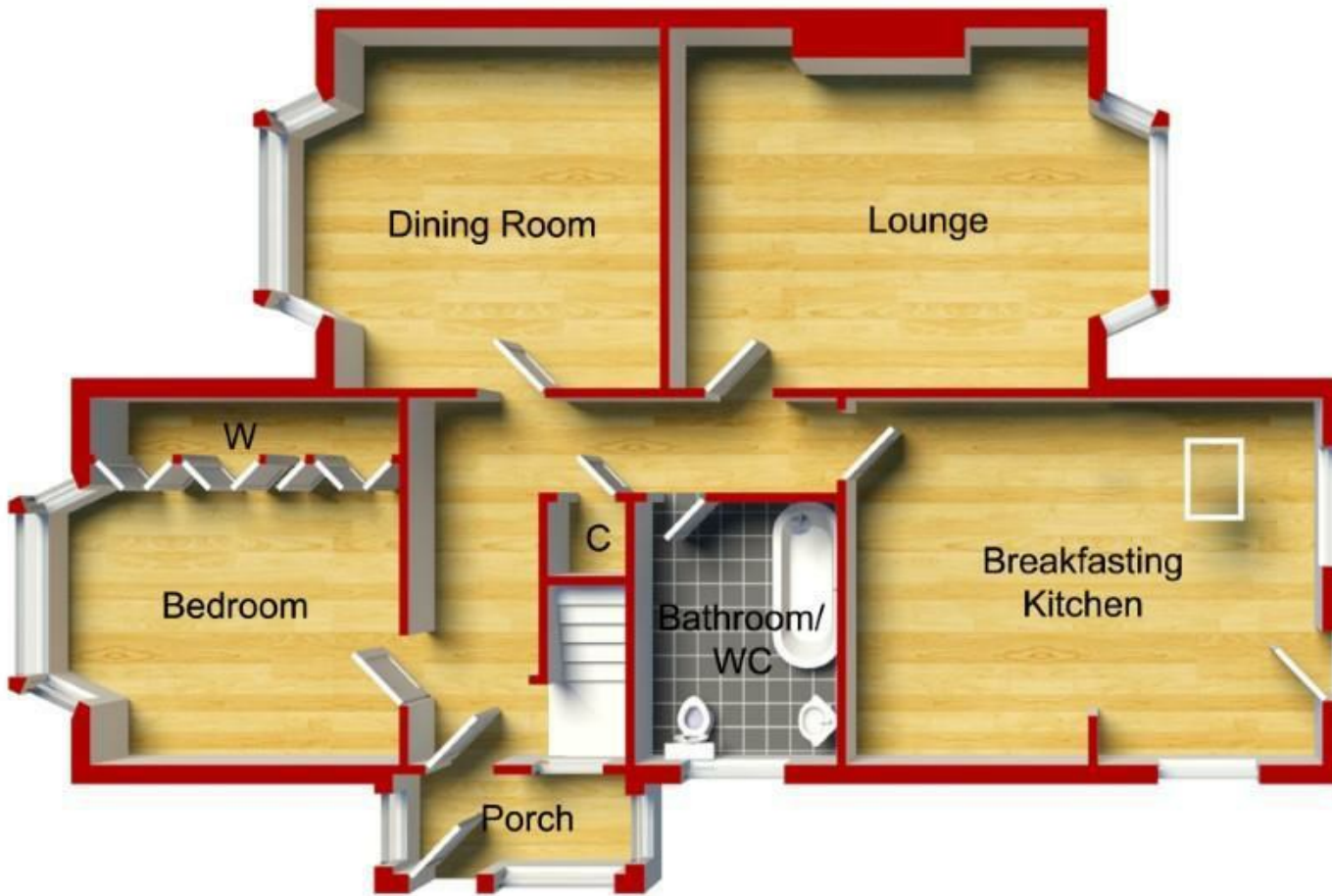
Ombudsman

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

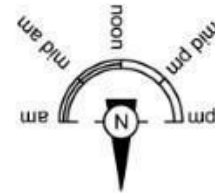


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Ground Floor
Approximate Floor Area
(80.83 sq.m)



First Floor
Approximate Floor Area
(38.75 sq.m)

18 Crosslea Avenue