









Enjoying a quiet position on a pedestrianised walk way situated just off Baxter Road, this well presented three bedroom semi detached home with attractive internal décor throughout offers a comfortable and flexible living space which is literally ready to move into. The internal accommodation comprises a reception hall, lounge, dining room and kitchen, three first floor bedrooms and a bathroom, whilst features of note include gas central heating and UPVC double glazing. Externally there are gardens to the front and gardens to the rear. Occupying a convenient situation near the A19, and the property is within walking distance of a good range of local amenities and is particularly convenient for the City Centre, Nissan, Doxford International Business Park and Amazon. Available with no upward chain, the property is ideal for those first time buyers or families that need a property that is literally ready to move into. Immediate inspection should be considered essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Hall



Spindle balustrade staircase, understairs storage cupboard, laminate flooring, double radiator.

Lounge 9'10" x 14'7"



UPVC double glazed window to front, single radiator, laminate flooring, arch through to

Dining Room 9'10" x 8'2"



UPVC double glazed window to rear, single radiator, laminate flooring.

Breakfasting Kitchen 11'3" x 11'3"



Maximum dimensions. Base and eye level units with granite coloured working surfaces, stainless steel sink unit, space and plumbing for automatic washing machine, space for gas cooker, overhead extractor hood, breakfast bar, single radiator, tiled floor, tiled splashbacks, UPVC double glazed window and door to rear, space for fridge freezer.

First Floor Landing

Cupboard housing wall mounted gas combination boiler serving hot water and radiators.

Bedroom 1 (front) 10'2" x 13'8"



UPVC double glazed window, single radiator.

Bedroom 2 (rear) 8'11" x 10'2"



To the front of fitted wardrobes with sliding doors, UPVC double glazed window, single radiator, laminate flooring.

Bedroom 3 (front) 8'9" x 10'7"



Maximum dimensions, UPVC double glazed window to front, single radiator, laminate flooring.

Bathroom



Low level WC, washbasin and shower bath with shower mixer tap and glass screen - white suite with tiled splashbacks, tiled floor, heated towel rail, UPVC double glazed window to rear.

Outside



Laid to lawn gardens to the front located off a pedestrianised walkway. Enclosed courtyard to rear with single gate.

Tenure FH

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

Council Tax Band

The Council Tax is Band A.

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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 £300.00 by Movewithus Ltd.

Viewings Srd

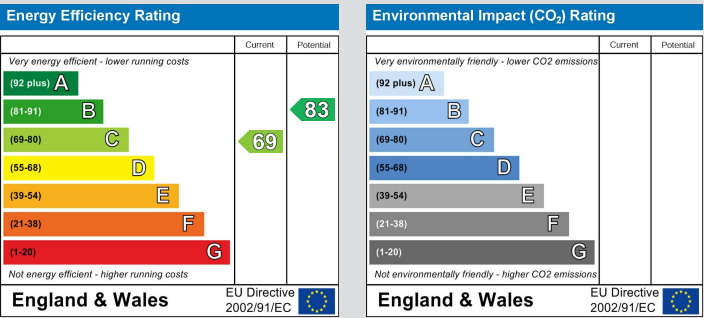
To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

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