









An extended three bedroom semi-detached home, occupying a delightful position within this ever popular area, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two attractive reception rooms, an extended kitchen, useful lobby area and a shower room/wc. On the first floor there are three bedrooms and a shower room/wc. Externally there are attractive, well-maintained gardens to the front and rear, driveway, garage and a side access. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We advise early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There is a staircase to the first floor with under stairs storage cupboard, a radiator, doors connect off to the lounge, dining room and kitchen.

Lounge 13'6" into alcove x 11'3"



Double glazed window to the front, radiator and sliding doors to the dining room.

Dining Room 12'2" x 12'3" into alcove



Double glazed window to the rear, radiator and a modern wall mounted fire.

Kitchen 7'10" x 15'1"



With wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a washing machine and a slimline dishwasher, there are double glazed windows to the side and rear, a radiator, built in cupboard with a single glazed window and a door to the lobby.

Lobby



Double glazed external door providing access to the side access area, space provided for the inclusion of a fridge freezer and an internal door to the shower room.

Shower Room



Low level WC, wash hand basin set into vanity unit, step in shower cubicle with electric shower, ladder style radiator, tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to the side and doors leading off to the three bedrooms and shower room.

Bedroom 1 10'3" not inc robes x 12'10"



Double glazed window to the front, radiator and built in wardrobe.

Bedroom 2 10'4" not inc built in robe x 10'6"



Double glazed window to the rear, radiator, built in wardrobe and a built in cupboard providing storage space and housing the central heating boiler.

Bedroom 3 8'1" x 7'10" max



Double glazed window to the front, radiator and a built in wardrobe with a stair head area.

Shower Room



Low level WC, pedestal wash hand basin and step in shower cubicle with a mains fed shower, tiled walls, radiator and two double glazed windows.

Outside



To the front of the property there is a block paved driveway with single garage, a paved and gravelled garden with planted shrubs, whilst to the rear there is a delightful garden mainly paved with planted shrubs.

Tenure Freehold

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 Band is Band C

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MAIN ROOMS AND DIMENSIONS

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.

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

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Fawcett Street Viewings

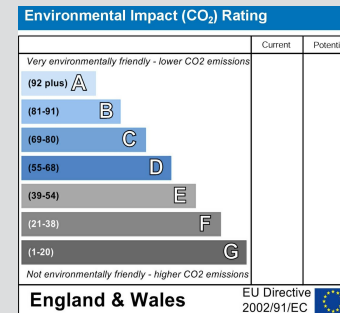
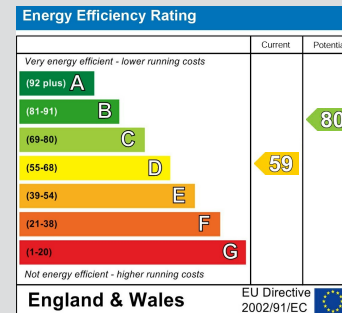
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

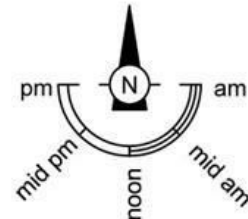
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Ground Floor
Approximate Floor Area
(51.49 sq.m)



First Floor
Approximate Floor Area
(45.37 sq.m)

2 Haselmere Drive