













A delightful semi-detached house, enjoying a delightful open aspect to the rear, situated within this highly sought-after area of Middle Herrington. Internally the well-appointed accommodation is accessed via an entrance lobby with staircase to the first floor, there is a generous lounge and a 26ft breakfasting kitchen. Completing the ground floor is a delightful utility. On the first floor there are two excellent bedrooms and a modern bathroom/wc. Externally there is an attractive garden to the front, a driveway, an attached single garage and to the rear an attractive courtyard garden. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate the views, location and accommodation this home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to first floor and door to lounge.

## Lounge 15'11" x 15'1" into alcove



Double glazed window to front, radiator, feature fireplace, built in cupboard and access through to kitchen.

## Breakfasting Kitchen 26'10" x 7'0"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, two double glazed windows to rear and radiator.

## Conservatory 8'8" x 6'0"



Double glazed French door to rear garden and double glazed windows.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 15'3" maximum x 11'10"



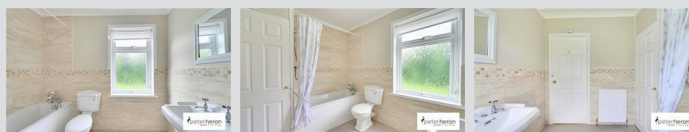
Double glazed window to front, radiator and walk in area with hanging rail and shelf with double glazed window.

## Bedroom 2 11'1" x 9'5" maximum



Double glazed window to rear providing delightful open views.

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower, part tiled walls, radiator, built in cupboard and double glazed window to rear.

## Outside



To the front of the property there is a driveway and delightful lawned garden with planted borders whilst to the rear there is an attractive courtyard style garden.

## Garage 15'0" x 7'6"



Attached garage with roller shutter access door. Internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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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.

## Fawcett Street Viewings

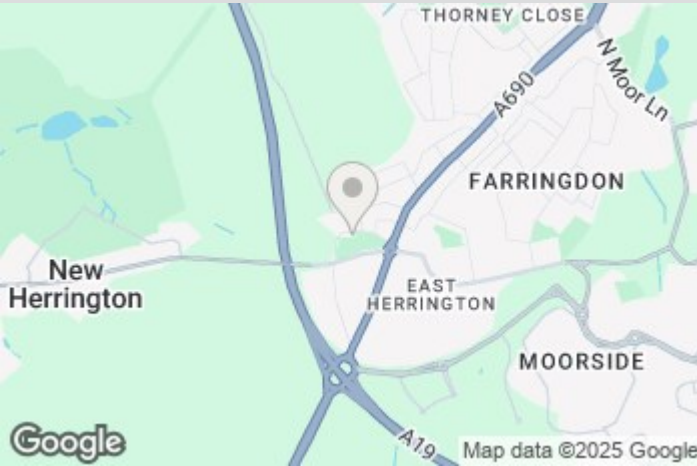
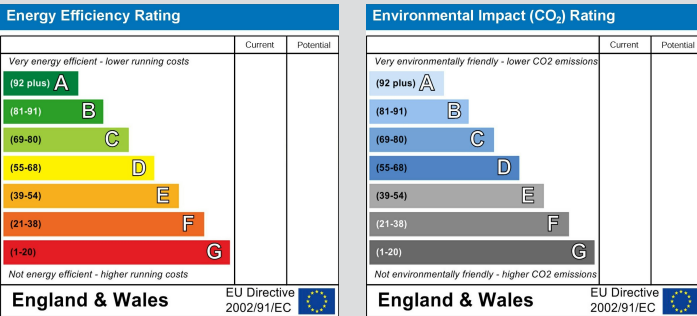
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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