









A larger style 3 bedroom semi-detached home, situated on the periphery of the ever fashionable Redhouse Estate, set midway between the City Centre and the A19, this delightful home is available with no upward chain and offers an exciting opportunity to families and first time buyers. Comprising entrance porch, reception hall, through lounge and diner, breakfasting kitchen, 3 well proportioned bedrooms and a bathroom. The property also benefits from gas central heating and UPVC double glazing, with French doors leading into the rear garden from the lounge. Attractive gardens are located to the front and rear and the property enjoys a convenient situation within easy walking distance of a good range of amenities. Internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door into

Entrance Vestibule

Double glazed windows to the front and an inner UPVC door into

Entrance Hall

With a radiator, stairs to the first floor and doors to the kitchen/diner and lounge.

Lounge 17'8" x 11'6"



Featuring two radiators, two double glazed window to the front and rear elevations and an electric fire.

Kitchen/Diner 17'3" x 9'4" max



A range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space provided for an oven. Double glazed French doors and a UPVC door to the rear garden, a double glazed window to the front elevation and a storage cupboard providing space for a washing machine.

First Floor Landing

Landing with a double glazed window to the rear, radiator and doors to the three bedrooms and shower room.

Bedroom 1 (front) 11'10" x 9'5"



Built in wardrobes, radiator and double glazed window to the front elevation.

Bedroom 2 (front) 9'10" x 9'7"



Built in wardrobes, radiator and double glazed window to the front elevation.

Bedroom 3/Study (rear) 8'1" x 8'10"



Radiator and double glazed window to the rear elevation.

Shower Room



Low level WC washbasin and a walk in shower, chrome heated towel rail, double glazed frosted window to the rear, part tiled walls and tiled flooring,

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive gardens to the front and rear elevations with the rear garden featuring a shed.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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 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.

Sea Road Viewings

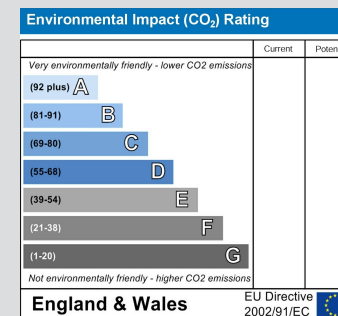
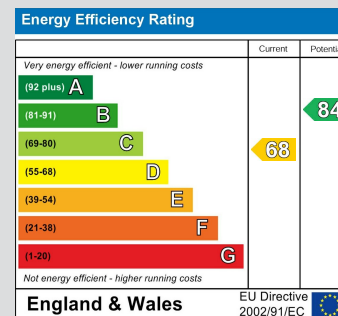
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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