









This stunning three bedroom home has been extensively upgraded, modernised and remodelled to a most impressive standard by the current owners. Internally the stylish interior includes a hall, lounge to the front with a bay window and to the rear a fabulous open plan kitchen, dining and family area with bi-fold doors to the garden. The kitchen is fitted with an excellent range of contemporary units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. To the first floor there are three bedrooms and a family bathroom/wc. Externally there is a small forecourt area to the front and to the rear an attractive, low maintenance landscaped garden with artificial grass and patio area. This location is ideal for local amenities, shops and schools, as well as offering transport links to surrounding areas. We highly advise arranging a detailed inspection to appreciate this fabulous home and to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Staircase to first floor. Opening through to open plan kitchen/dining and family area.

Lounge 12'7" into bay x 12'3"



Double glazed bay window to front, radiator and cabinets built into alcoves.

Kitchen/Dining and Family Area 20'8" x 11'0" plus 7'9" x 7'10"



This fabulous open plan space incorporates bi-folding doors to the rear, three tall radiators and Velux window set into vaulted ceiling. Double glazed window to rear.

Kitchen Area

Fitted with an excellent range of contemporary units and luxury work surfaces over incorporating 1 1/2 bowl sink unit, breakfast bar, integrated appliances include and oven, hob,

full size fridge, full size freezer and integrated washing machine, wall mounted central heating boiler.

First Floor Landing

Loft access hatch via pull down ladder.

Bedroom 1 12'4" x 11'1"



Double glazed window to rear, radiator and part panelled feature wall.

Bedroom 2 12'5" into alcove x 10'4"



Double glazed window to front, radiator and part panelled walls.

Bedroom 3 7'10" x 7'3"



Double glazed window to front and radiator.

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, radiator and double glazed window.

Outside



To the front there is a small town garden and to the rear a delightful low maintenance landscaped garden with artificial grass and paved patio areas.

Tenure FH

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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Council TaxBand

The Council Tax is Band B.

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Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

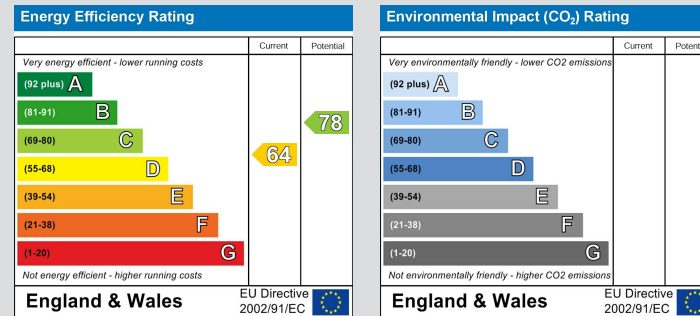
Opening Times

Monday - Friday 9.00am to 5.00pm

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Ombudsman

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



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