









A spacious and attractive four bedroom detached house, occupying a superb cul-de-sac position, within this small highly regarded development, off Burdon Road. The accommodation is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a 21ft lounge, a dining room, a sitting room and a kitchen / diner with French doors leading out to the rear garden. To the first floor there is a family bathroom/wc and four well-proportioned bedrooms, two featuring en-suite shower room/wc's. Externally there is a garden to the front with a block-paved driveway, an integral double garage and garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. With no upper chain involved, viewing is highly recommended of this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed door to spacious hallway.

Reception Hall



Double glazed window to front, radiator and staircase to first floor.

Cloakroom/WC



Contemporary low level WC with concealed cistern and mini washbasin set into vanity unit, chrome ladder style radiator, tiled floor, part tiled walls and double glazed window.

Lounge 21'0" into bay x 12'3"



Box bay to the rear overlooking the garden with double glazed windows, two radiator and feature fireplace with living flame effect gas fire.

Dining Room 14'0" into bay x 12'3"



Box bay window to front with double glazed windows and radiator.

Sitting Room 14'2" into bay x 12'8"



Box bay to the rear with double glazed windows and central double glazed French door leading out into rear garden, and radiator.

Kitchen/Diner 16'8" x 9'11" plus 10'0" x 6'11"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, hob, fridge and dishwasher, two radiators, double glazed window to rear and double glazed French door leading out onto rear patio area. Internal door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Generous landing with double glazed window to front, airing cupboard, built in storage cupboard and radiator.

Bedroom 1 12'9" into bay x 11'11"



Maximum measurements taken including fitted furniture, box bay to the rear with double glazed windows and radiator.

En-Suite Shower Room



Low level WC with concealed cistern, mini washbasin and step in shower cubicle with mains shower, tiled floor, part tiled walls, chrome ladder style radiator and double glazed window.

Bedroom 2 10'8" into bay x 14'0"



Maximum measurements including fitted wardrobes, box bay to the front with double glazed window and radiator.

En-Suite Shower Room 2



Low level WC with concealed cistern, mini washbasin and step in shower cubicle with mains shower, tiled floor, part tiled walls, chrome ladder style radiator and extractor fan.

Bedroom 3 10'2" x 14'6"



Maximum measurements including fitted wardrobes, two double glazed windows to the rear and two radiators. Fitted wardrobes and matching drawer units.

Bedroom 4 9'1" x 8'10"



Maximum measurements including fitted wardrobes, double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and panel bath with shower attachment, chrome ladder style radiator, tiled floor, part tiled walls and double glazed window.

Outside



To the front of the property there is a lawned garden with a generous block paved driveway providing off street parking and access to double garage. Useful side access. To the rear there is a garden with lawn and patio area.

Garage 16'1" long x 15'4" wide

Double garage with electric access door, door to the kitchen/diner and a door leading out to the side of the property.

Council Tax Band

The Council Tax Band is Band G.

Tenure Freehold

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

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their home, Peter Heron Ltd will be paid a completion commission of £210.00 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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