









An impressive four bedroom, three storey detached town house, providing generously proportioned accommodation within the sought-after Tunstall Grange development. Internally the well-appointed interior is accessed via a spacious reception hall with cloakroom/wc and a study / family room. There is a superb 21ft lounge with French doors and a Juliet balcony offering superb, elevated far reaching views with the distant sea views. A staircase from the reception hall leads down the lower ground floor where there is a impressive 21ft dining kitchen with bi-folding doors out to the rear garden. From the kitchen the room opens through to a fabulous family room. Completing the accommodation on this floor is a superb bar / entertaining area and a wash room/wc. On the top floor there is a main bedroom with en-suite shower room/wc, three further well-proportioned bedrooms and a modern family bathroom/wc.. Externally to the front there is a generous driveway and an integral garage whilst to the rear there is a lawned garden with patio. This popular and convenient location is ideal for access to local amenities as well as providing excellent links to surrounding areas and major road networks. We highly advise arranging a viewing to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

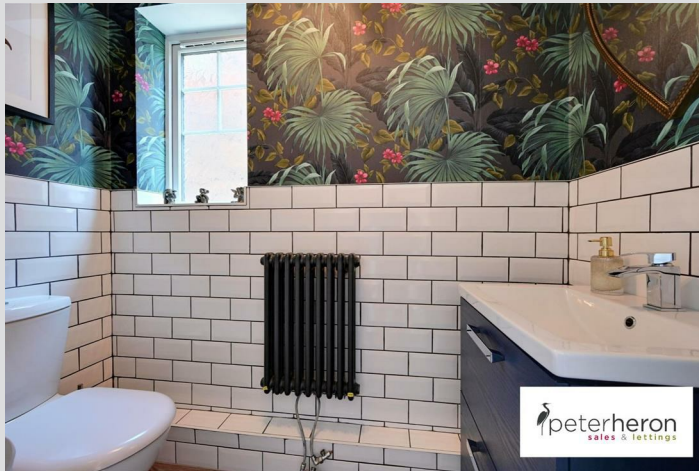
Ground Floor

Access via Composite entrance door.

Entrance Hall

Central heating radiator and staircases leading to both the lower ground floor level and first floor level.

Cloakroom/WC



Fitted with low level WC and washbasin set into vanity unit, part tiled walls, central heating radiator and double glazed window.

Lounge 21'1" x 11'2"



Double glazed French door with Juliet balcony, double

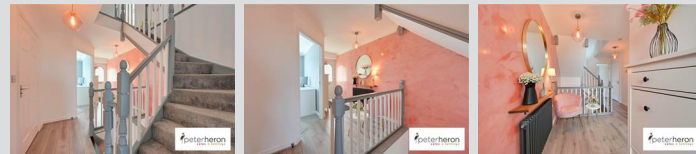
glazed window to rear both providing far reaching sea views, and central heating radiator.

Study 10'5" x 7'10"



Double glazed window to front and central heating radiator.

Lower Ground Floor Level



Dining Kitchen 21'1" x 11'1"



Fitted with a range of modern wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven

and hob, space for American style fridge freezer, washing machine and tumble dryer. Double glazed window and Bi-fold doors leading into rear garden. Kitchen opens into family room.

Family Room 16'5" x 7'11"



Central heating radiator and frosted double glazed window to side.

Bar/Entertaining Area 11'6" x 9'4" extending to 12'8"



This space is currently used as a bar area. Frosted double glazed window to side. Door to washroom.

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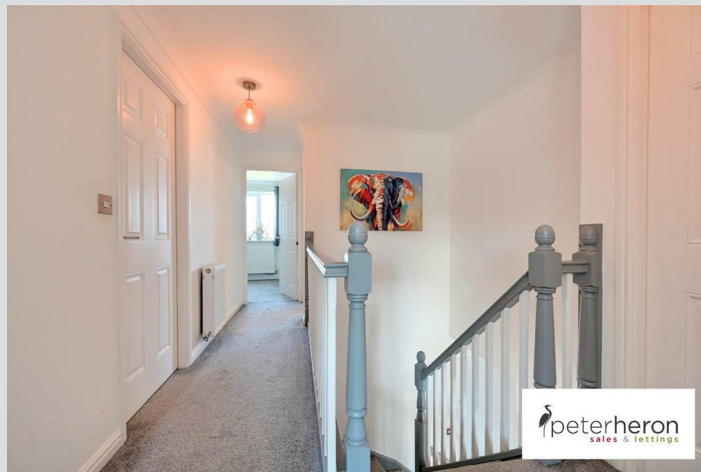
MAIN ROOMS AND DIMENSIONS

Washroom/WC



Low level WC and washbasin, chrome ladder style radiator.

First Floor Landing



Central heating radiator.

Bedroom 1 11'6" x 12'3"



Double glazed window to rear providing far reaching sea views, central heating radiator. Door to en-suite.

En-Suite Shower Room



Low level WC, pedestal washbasin and double step in shower cubicle with mains shower, central heating radiator, chrome ladder style central heating radiator, part tiled walls and double glazed window.

Bedroom 2 13'8" x 9'10"



Double glazed window to front and central heating radiator.

Bedroom 3 10'11" x 8'11" narrowing to 6'11"



Double glazed window to front, central heating radiator.

Bedroom 4 8'6" x 11'4" narrowing to 7'8"



Double glazed window to rear providing far reaching sea views and central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin set into vanity unit and panel bath with shower attachment, central heating radiator, tiled floor, part tiled walls and double glazed window.

Outside



Driveway to the front providing off street parking and integral single GARAGE whilst to the rear there is an attractive garden with lawned and patio area.

Council Tax Band

The Council Tax Band is Band D.

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

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

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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

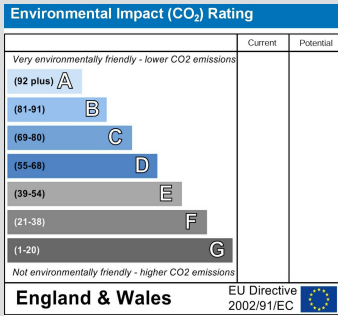
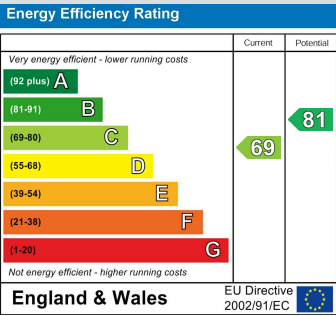
Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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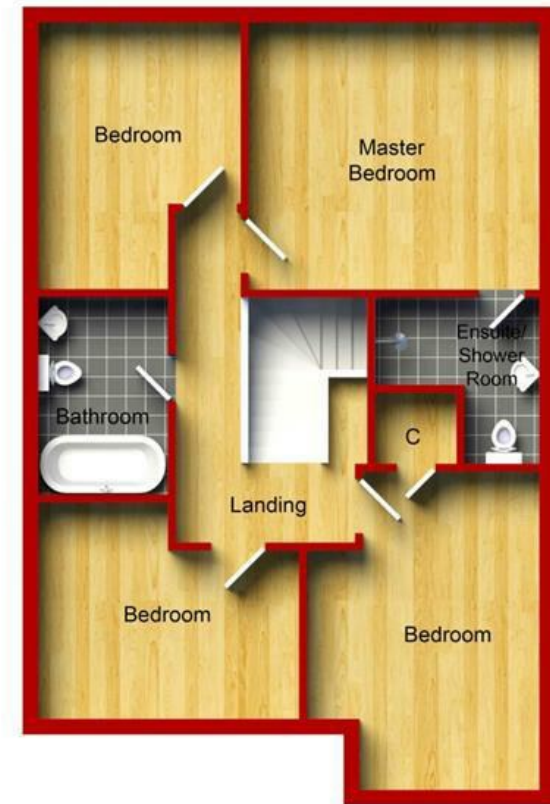
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Lowest Ground Floor
Approximate Floor Area
(54.60 sq.m)



Ground Floor
Approximate Floor Area
(59.90 sq.m)



First Floor
Approximate Floor Area
(59.80 sq.m)

22 Bowood Close