













This extended and newly refurbished three bedroom semi-detached house provides stunning accommodation including a fabulous open plan dining kitchen and family area with bi-fold doors to the rear garden. The stylish accommodation includes an entrance lobby with attractive tiled floor and staircase to the first floor, a superb lounge with a bay window and double doors leading through to an exceptional open plan dining kitchen and family area. Completing the ground floor is the third bedroom. On the first floor there are two excellent bedrooms and a contemporary bathroom/wc. Externally there are delightful lawned gardens to the front and rear. Benefits of the property include double glazing and gas central heating to radiators. Occupying a pleasant cul-de-sac position within this ever popular area, the property is conveniently located for a range of local amenities, shops and schools as well as offering excellent transport connections. With vacant possession and no upper chain involved, we highly advise an internal inspection in order to fully appreciate the quality of accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Lobby



There is a tiled floor, radiator, staircase to the first floor and a door to the lounge.

### Lounge 12'11" into alcove x 13'8" into bay



This attractive room has a double glazed bay window to the front, a radiator and double doors connecting through to the open plan kitchen/dining and family area.

### Open Plan Dining Kitchen And Family Area 9'7" x 8'5" + 15'5" x 8'6"



L shaped room, the kitchen is fitted with a range of contemporary wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and washing machine, there are double glazed bi-folding doors to the rear garden, two radiators and a door to bedroom 3.

### Bedroom 3 8'5" x 6'3"



With a double glazed window to the side, radiator and a cupboard housing the central heating boiler.

### First Floor Landing

With a double glazed window and doors to the two further bedrooms and bathroom.

### Bedroom 1 13'0" into bay x 13'0" into alcove



Double glazed bay window to the front, radiator, decorative period fireplace and a recess area providing excellent storage space.

### Bedroom 2 10'2" x 8'11"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Contemporary suite with a low level WC with concealed cistern, wash hand basin set into vanity unit, P shaped panel bath with mains fed shower over, tiled floor and part tiled walls, double glazed window and a ladder style radiator.

## Outside



There are delightful gardens to the front and rear both laid mainly to lawn.

## Council Tax Band

The Council Tax Band is Band B

## 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:-

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## 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.

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## Fawcett Street Viewings

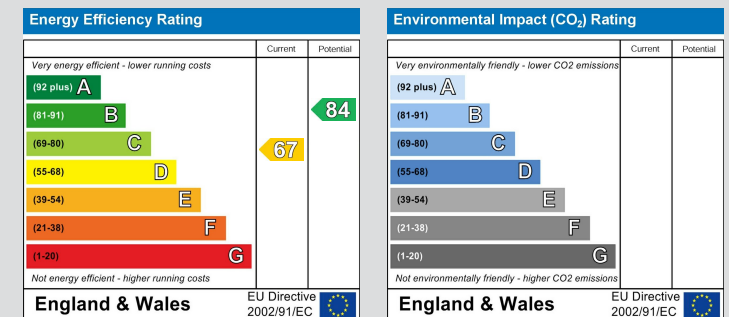
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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## MAIN ROOMS AND DIMENSIONS

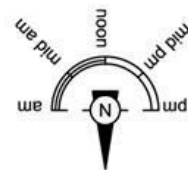


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Ground Floor  
Approximate Floor Area  
(45.78 sq.m)



First Floor  
Approximate Floor Area  
(33.81 sq.m)

24 Irene Avenue