









A spacious three bedroom semi-detached home with a delightful garden, situated within this popular and convenient area of South Hylton. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two reception rooms, a delightful conservatory and spacious kitchen/diner, along with a downstairs wc. To the first floor there are three bedrooms and a wet room/wc. From the third bedroom there are fixed stairs leading up to an excellent loft space. Externally there is a block-paved area to the front and a superb garden to the rear, laid mainly to lawn with a patio area. This location is ideal for local amenities, shops and schools as well as excellent transport links including South Hylton Metro station and major road networks including the A19. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Double glazed window and radiator, staircase to first floor with understairs storage cupboard.

Lounge 12'4" into alcove x 13'1"



Double glazed French door to conservatory, radiator and feature fireplace.

Conservatory 10'3" x 9'5"



Double glazed French door leading out to the patio area, double glazed windows overlooking the garden and radiator.

Dining Room 12'6" into bay x 13'0" into alcove



Double glazed bay window to front and radiator.

Kitchen/Diner 18'9" x 6'11" extending to 7'9"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, two double glazed windows to rear, double glazed door to rear garden, two radiators and access into lobby.

Lobby

Double glazed door to store area.

Ground Floor WC



First Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'4" x 10'11"



Double glazed window to front, radiator and built in cupboard.

Bedroom 2 12'4" x 9'8"



Double glazed window to rear, radiator and built in cupboard.

Bedroom 3 5'2" extending to 8'7" x 8'11"



Double glazed window to front, radiator and fixed stairs leading up to the loft area.

Loft Area



Floored and boarded out. Double glazed window to side and radiator. Access to additional loft storage space.

Wet Room



Low level WC, pedestal washbasin and wet area with mains shower, chrome ladder style radiator and double glazed window.

Outside



Block paved area to the front and to the rear a delightful garden laid mainly to lawn with patio areas.

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.

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

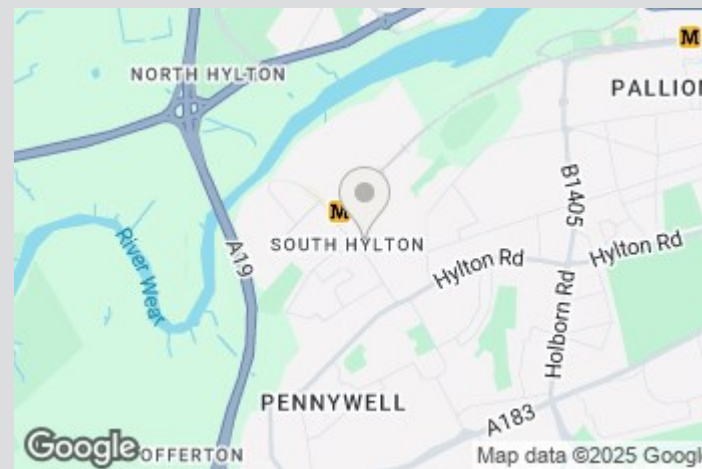
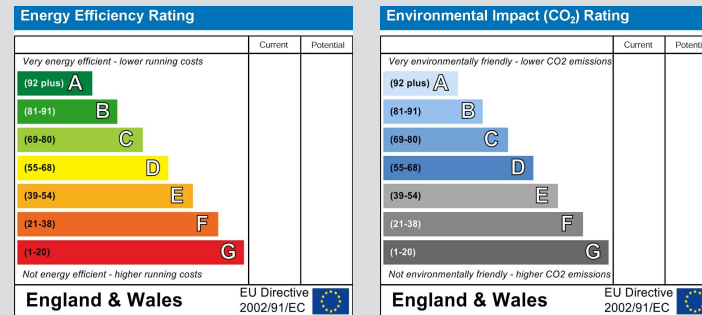
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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