









An impressive three bedroom semi-detached house with a generous rear garden, providing spacious and well-appointed accommodation. Internally the accommodation is accessed via a hall with staircase to the first floor and a cloakroom/wc. There is a superb lounge through dining room, a delightful conservatory, enjoying a pleasant aspect over the rear garden and a modern fitted kitchen. On the first floor there are three bedrooms and a superb family bathroom/wc. Externally there is a garden to the front with a driveway, providing off street parking for two cars, a detached single garage, a useful side access and a wonderful garden to the rear, laid mainly to lawn. Situated on the highly regarded Queen Alexandra Road, the property is ideally positioned for local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Viewing is essential to appreciate this attractive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

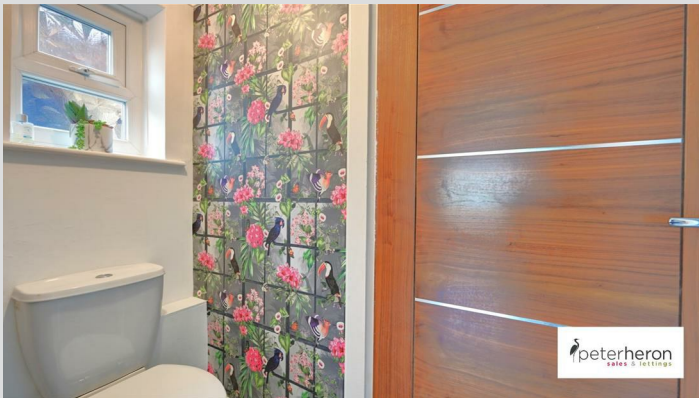
Access via a timber entrance door to

Hall



There are single glazed windows, a radiator, staircase to the first floor and doors connecting off to the cloakroom/WC, lounge through dining room and the kitchen.

Cloakroom/WC



Low level WC and there is a double glazed window.

Lounge Through Dining Room 26'8" into bay x 11'5"



This spacious open plan room has a double glazed bay window to the front, two radiators, and a double glazed patio door to the conservatory.

Conservatory 11'10" x 9'1"



A delightful conservatory enjoying a pleasant aspect over the rear garden with double glazed windows, double glazed door and two radiators.

Kitchen 17'1" x 9'10" max



A modern kitchen fitted with a range of wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a range style cooker, fridge freezer, washing machine and wine cooler, there is a double glazed window to the rear, radiator and a timber door to the side of the property.

First Floor Landing



With a double glazed window to the side and doors leading off to the three bedrooms and bathroom.

Bedroom 1 14'9" into bay x 11'7" max



Double glazed bay window to the front, radiator and feature panelled wall.

Bedroom 2 11'8" x 11'7"



Double glazed window to the rear providing a delightful view of the garden and there is a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'8" x 6'9" max



Double glazed window to the front and a radiator.

Bathroom



Spacious bathroom with a low level WC, pedestal wash hand basin and a free standing roll top bath with shower attached, there is a radiator and two double glazed windows.

Outside



To the front of the property there is a lawned garden and a block paved driveway providing generous off street parking, there is a single garage and a useful side access leading

down to the rear garden, at the rear of the property there is a generous garden laid mainly to lawn there is an area with artificial grass and gravel, a summer house and a shed.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C

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

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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

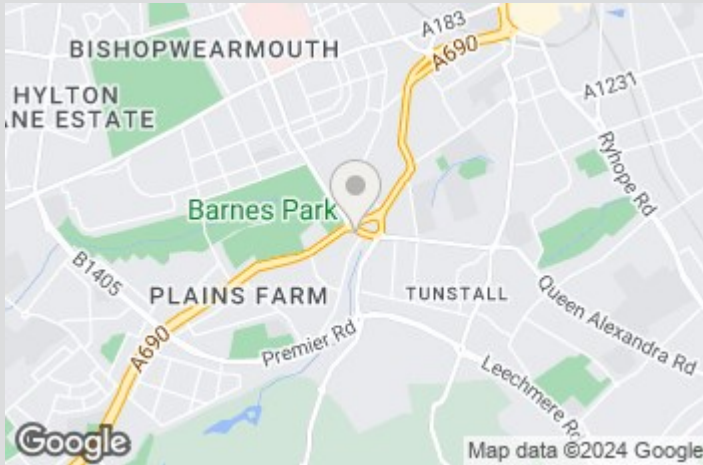
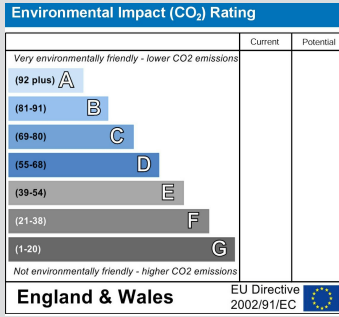
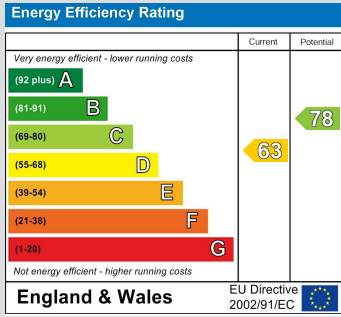
Ombudsman

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

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