









An extended and much improved four bedroom semi-detached house, featuring a 22ft dining kitchen within this ever popular residential area. Internally the immaculate accommodation on the ground floor includes an entrance porch, lounge and a superb dining kitchen, fitted with an excellent range of modern units. There is a conservatory enjoying a delightful aspect over the garden and a useful cloakroom wc / utility. To the first floor there are four well-proportioned bedrooms and a contemporary shower room/wc. The property benefits from gas central heating to radiators and double glazing. Externally there are attractive, well-maintained gardens to the front and rear, a driveway and an integral garage. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via double glazed entrance door into porch.

## Porch

Double glazed window and inner door leading through to the lounge.

## Lounge 14'7" x 14'2" into alcove and including staircase



Double glazed window to the front, radiator, staircase to first floor and door connecting through to the dining kitchen.

## Dining Kitchen 22'9" x 9'6"



This spacious room is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit, integrated appliances include a double oven, hob with extractor chimney over, fridge and slimline dishwasher. There's a radiator, double glazed door to the conservatory, built in cupboard and the room opens through into the lobby.

## Lobby

Doors connecting off to the cloakroom WC/utility and the garage.

## Cloakroom WC/Utility



Fitted with a low level WC and wash hand basin set into vanity unit, there's a radiator and space has been provided for the inclusion of a washing machine and tumble dryer.

## Conservatory 11'1" x 8'11"



This room has double glazed windows providing a pleasant aspect over the garden, a double glazed door to the rear garden and a tiled floor.

## First Floor Landing

With doors leading off to the bedrooms and shower room.

## Bedroom 1 13'6" x 8'7"



Double glazed window to the front, radiator, fitted wardrobes and a built in cupboard.

## Bedroom 2 14'0" x 8'9"



2 double glazed windows to the front, radiator and fitted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'3" x 9'1"



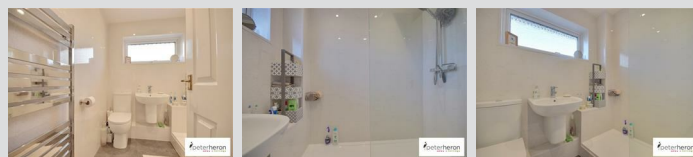
Double glazed window to the front and a radiator.

## Bedroom 4 7'0" x 13'11"



Double glazed window to the rear and a radiator.

## Shower Room



Fitted with a contemporary suite comprising of a low level WC, pedestal wash hand basin, walk in shower with a mains fed shower - there's a chrome ladder style radiator and double glazed window.

## Outside



There is a garden to the front with a driveway providing off street parking and access to the garage whilst to the rear there is a delightful garden with a lawned area and established planting.

## Garage 13'3" x 7'1"

An integral garage with a wall mounted boiler and door to the internal lobby.

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

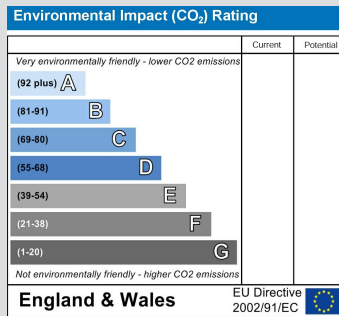
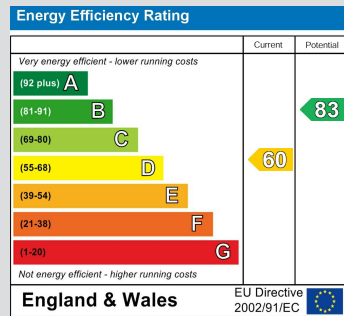
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

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