















A beautifully presented larger style two bedroom and three reception room semi detached home benefiting from an extension at ground floor level together with a large garage at the side, this tastefully appointed home offers an open aspect to the rear across fields towards Hasting Hill Academy. Popularly situated not far from Durham Road and providing easy access to the A19 and Doxford International Business park, the property internally comprises spacious living room, open plan dining kitchen, conservatory, two double size first floor bedrooms of which one has fitted wardrobes and shower room. Whilst features of note include gas central heating, UPVC double glazing, bespoke staircase, attractive gardens to the rear together with a drive to front and garage to the side. Available with no upward chain, this property is perfect for first time buyers searching for a turnkey living space!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Lobby



Stairs to first floor with storage under and radiator. Open plan into lounge.

### Living Room 15'10" x 13'2"



Double glazed bay window to front, double radiator and electric fireplace. Door to kitchen.

### Dining Kitchen 18'8" x 9'1"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated appliances include oven, electric hob and cooker hood, dishwasher and fridge freezer. Space for washing machine and dryer. Double glazed window to rear and UPVC door to conservatory. UPVC door to garage.

### Conservatory 9'4" x 9'3"

Double glazed windows and UPVC door to rear.

### First Floor Landing



Access hatch to loft and double glazed window.

### Bedroom 1 13'5" x 8'1"



Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

### Bedroom 2 10'10" x 9'2"



Double glazed window to rear, radiator and storage cupboard.

### Shower Room



Low level WC, washbasin vanity mirror with LED mirror and walk in waterfall shower, heated towel rail and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance garden to front with driveway and garage, whilst to the rear an attractive garden.

### Garage 17'2" x 9'10"

Access via electric roller shutter, housing wall mounted Baxi boiler, UPVC door and double glazed window to rear.

### 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.

### 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 particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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

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### Fawcett Street Viewings

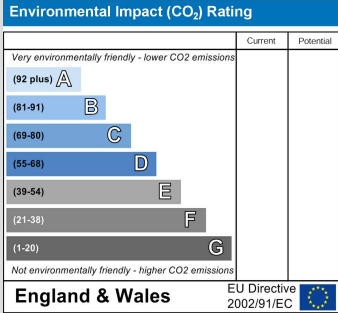
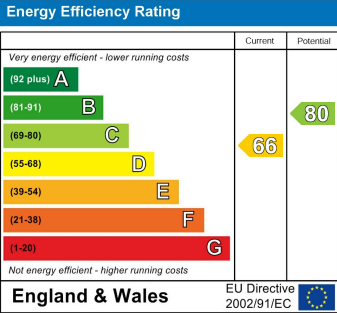
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

### 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.

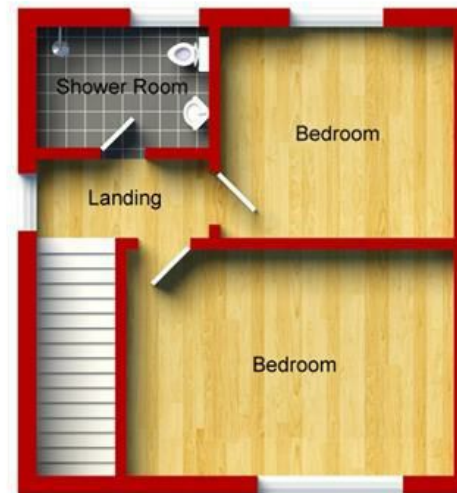


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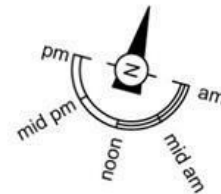
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Ground Floor  
Approximate Floor Area  
(62.00 sq.m)



First Floor  
Approximate Floor Area  
(33.50 sq.m)



27 Tasman Road