







Wise men say.
Only fools rush in.
But I can't help
falling in love with
you.



peterh
sales



This popularly situated three bedroomed terraced home offers an exciting opportunity for first time buyers and families alike. The well presented internal accommodation comprises a reception hall, lounge opening into dining room with patio doors into the attractive south facing rear gardens and open plan into fabulous modern kitchen. To the first floor there are three first floor bedrooms, bathroom/WC and staircase to the loft space. Sitting in the ever-popular lower Redhouse estate which enjoys a central position to the A19, City Centre and coast, the property should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Double radiator, stairs to first floor, storage cupboard and door to Lounge

Lounge



Double glazed bay window to front, radiator and door to

Kitchen/Diner



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a washing machine and low level fridge freezer. Radiator, Double glazed window and UPVC French patio doors to rear.

First Floor Landing

Staircase leading to loft space.

Bedroom 1



Double glazed window to front. Radiator and storage cupboard

Bedroom 2



Double glazed window to rear and a radiator

Bedroom 3



Double glazed window to front and a radiator

Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin. Radiator and 2x double glazed windows to rear

Loft Space



Velux window and two radiators.

Outside



Low maintenance south facing garden to the rear featuring artificial lawn and a raised decked seating area with an outhouse.

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:-

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MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

Sea Road Viewings

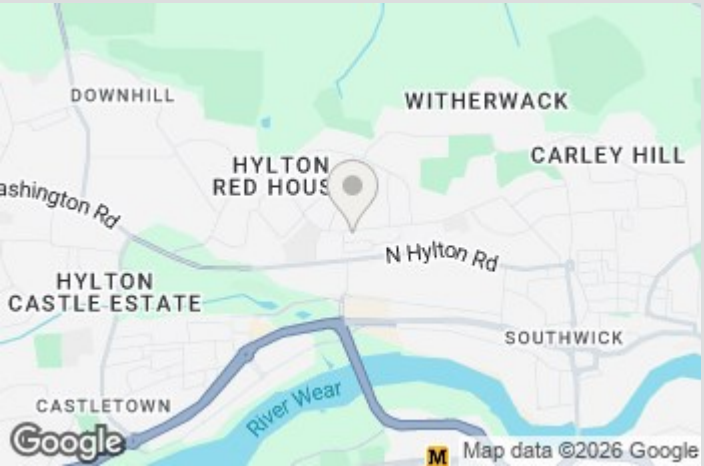
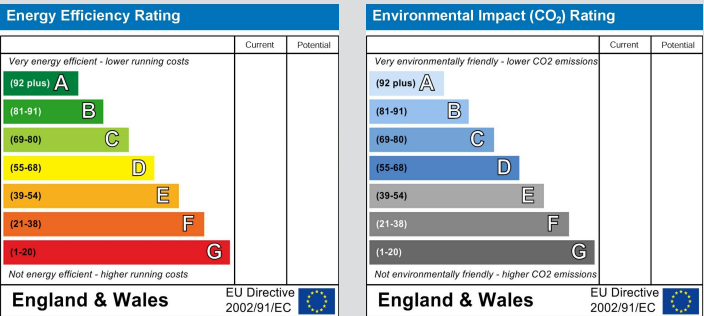
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

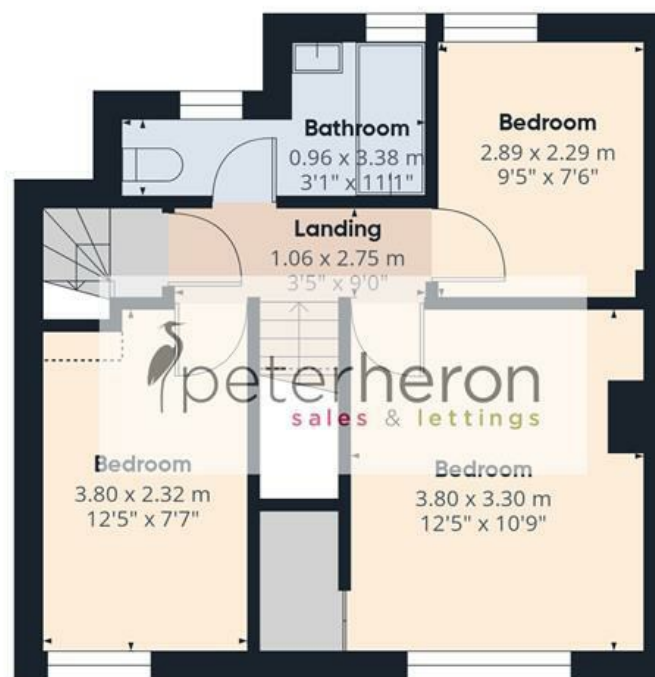


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Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

99.7 m²

1071 ft²

Reduced headroom

8.9 m²

96 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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