















A superb three bedroom, two reception room semi-detached Dutch bungalow with a large garage within this highly sought after location. Internally the immaculate and versatile accommodation on the ground floor is accessed via an entrance vestibule, connecting through to an impressive reception hall with an attractive staircase to the first floor. There is a lounge with a bay window to the front that opens through to a dining room and there is a fabulous contemporary breakfasting kitchen. Completing the ground floor is a double bedroom with built in wardrobes and there is a stunning shower room/wc. On the first floor there are two further well-proportioned bedrooms and a modern shower room/wc. Externally there is a delightful garden to the front, a driveway to the front with gated access that continues down the side of the property, providing additional parking and access to the double garage. At the rear there is a pleasant garden, mainly paved with established planting. Situated on Crosslea Avenue within this ever popular area, the property is ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. We highly advise arranging a viewing of this delightful home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed double doors.

## Entrance Vestibule

Inner double glazed door to hall.

## Reception Hall



Most impressive hallway with two radiators and attractive staircase leading to first floor.

## Lounge 14'11" into bay x 11'11" into alcove



Double glazed bay window to front, two radiators, feature fireplace with electric fire and the room opens into dining room.

## Dining Room 15'3" into bay x 11'11" into alcove



Bay to the rear with double glazed windows and central

double glazed French door leading out into garden, two radiators and feature fireplace with electric fire.

## Breakfasting Kitchen 16'11" max into recess x 13'1"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include double oven, induction hob and dishwasher, space for fridge freezer and washing machine, two double glazed windows, radiator, double glazed door to garden and the central heating boiler is concealed behind matching kitchen unit.

## Shower Room



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with mains shower, tiled walls and floor, tall feature radiator, double glazed bow window and built in cupboard.

## Bedroom 1 13'0" into bay x 11'2" not inc robes



Double glazed bay window to front, two radiators and built in wardrobes.

## First Floor Landing



Timber framed double glazed sealed unit window to side, walk in cupboard with mini washbasin, double glazed window and shelving. Door providing access to loft area providing an ideal storage area which is floored and boarded out with skylight window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 9'11" x 12'0" maximum



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

## Bedroom 3 12'1" x 9'11" max including fitted furniture



Double glazed window to rear, radiator, fitted desk and shelving.

## Shower Room



Modern suite with low level WC with concealed cistern,

washbasin set into vanity unit and step in shower cubicle with mains shower, radiator, tiled floor, part tiled walls and double glazed window.

## Outside



To the front of the property there is a delightful garden with lawn and mature planting, driveway providing off street parking with gated access which continues down the side of the property providing additional parking access to the garage. To the rear there is an attractive garden mainly paved with established borders.

## Garage 17'10" long x 18'6" wide



Large detached garage with remote control roller shutter access door and additional up and over door to the side.

## Council Tax Band

The Council Tax Band is Band D.

## 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

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The particulars are set out for general guidance only for the

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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.

## 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](http://peterheron.co.uk)

## Opening Times

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

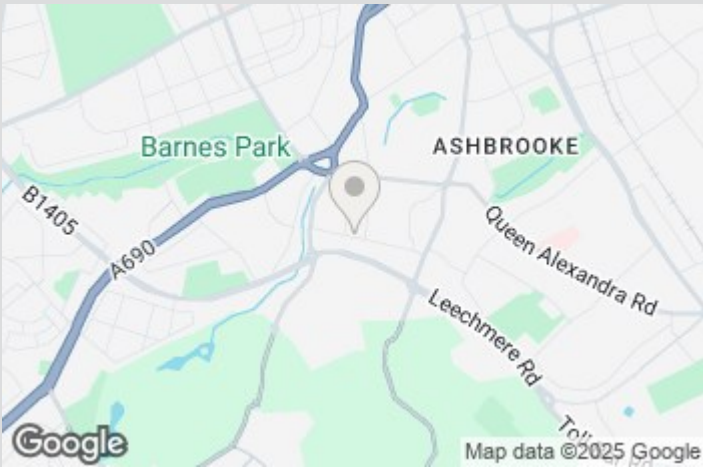
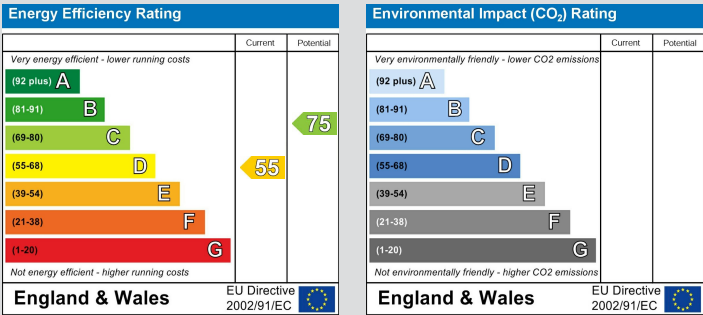
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