





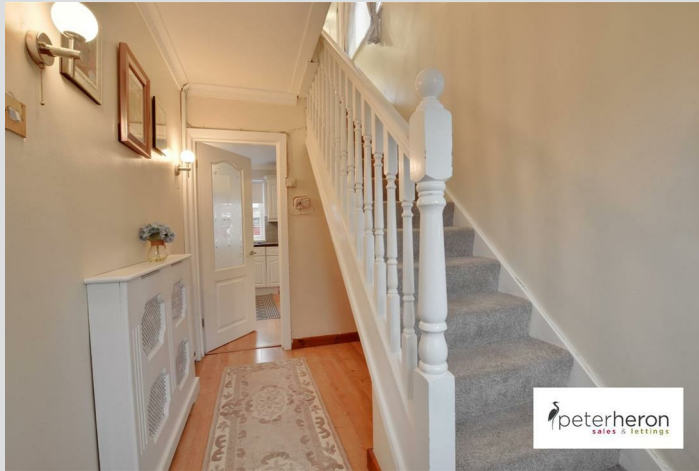




This beautifully presented property offers a comfortable lounge, an open plan kitchen/diner, a shower room, and three spacious bedrooms. Additionally, there is an outbuilding that includes a cloakroom, utility room, and toilet. The property boasts a well-maintained rear garden with both grass and paved areas. In the front, there is a gated, block paved area that provides convenient off-street parking. Moreover, this property offers easy access to local amenities, as well as the A19 and City Centre. This property is sure to command high levels of interest therefore we suggest you act quickly.

MAIN ROOMS AND DIMENSIONS

Entrance hall



The entrance hall has a double glazed window to the front along with a radiator, doors to the lounge and kitchen and stairs to the first floor.

Lounge 15'5" x 11'3" (not inc bay window)



The lounge has a double glazed bay window to the front along with a radiator and a feature fireplace.

Kitchen 10'1" x 8'7"



The kitchen has double glazed windows to the rear and the side of the property as well as a radiator. The kitchen benefits from fitted wall and base units and countertops incorporating a 1 and 1/2 bowl sink and draining unit. Integrated appliances include a fridge freezer as well as a gas oven and hob. Open plan into the diner.

Diner 8'11" x 8'7"

Double glazed french doors to the rear and a radiator.

First floor landing

First floor landing with doors to the three bedrooms and shower room. Double glazed window to the side of the house as well as a ceiling loft.

Bedroom 1 14'0" x 9'4"



Double glazed window to the rear, radiator, built in storage cupboard.

Bedroom 2 9'1" x 12'3"



Double glazed window to the front, radiator, built in storage cupboard.

Bedroom 3 9'4" x 9'0"



Double glazed window to the front, radiator, built in storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Shower room



The wet room includes tiled walls, double glazed frosted windows to the front and side of the house, a low level wc along with a hand wash basin and fitted base units. Mains fed chrome shower.

Outside



To the rear, the property benefits from a spacious garden with grass and block paving. To the front, there is a gated block pave drive providing off street parking. There is also space for on street parking outside of the property. Attached to the property is an outhouse that includes a utility room with a double glazed window to the front, along with a cloakroom and toilet. There are also two doors to front and 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 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:-

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.

Important Notice Part 2

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 verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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Sea Road Viewings

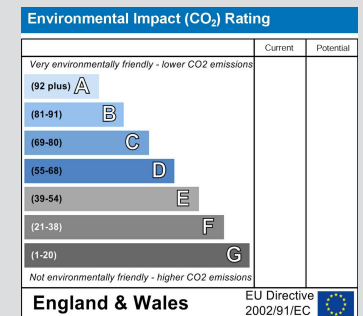
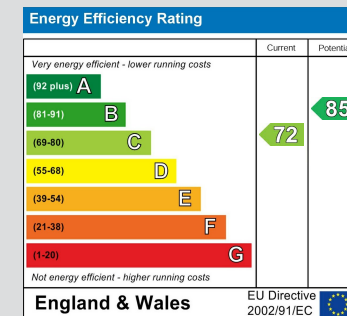
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

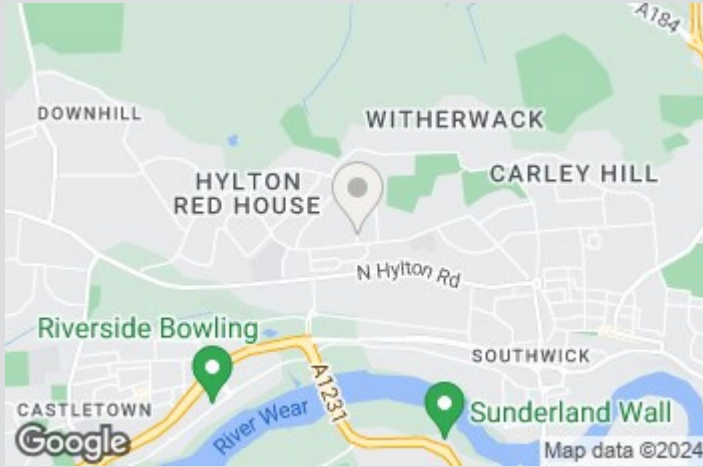
Ombudsman Fst

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



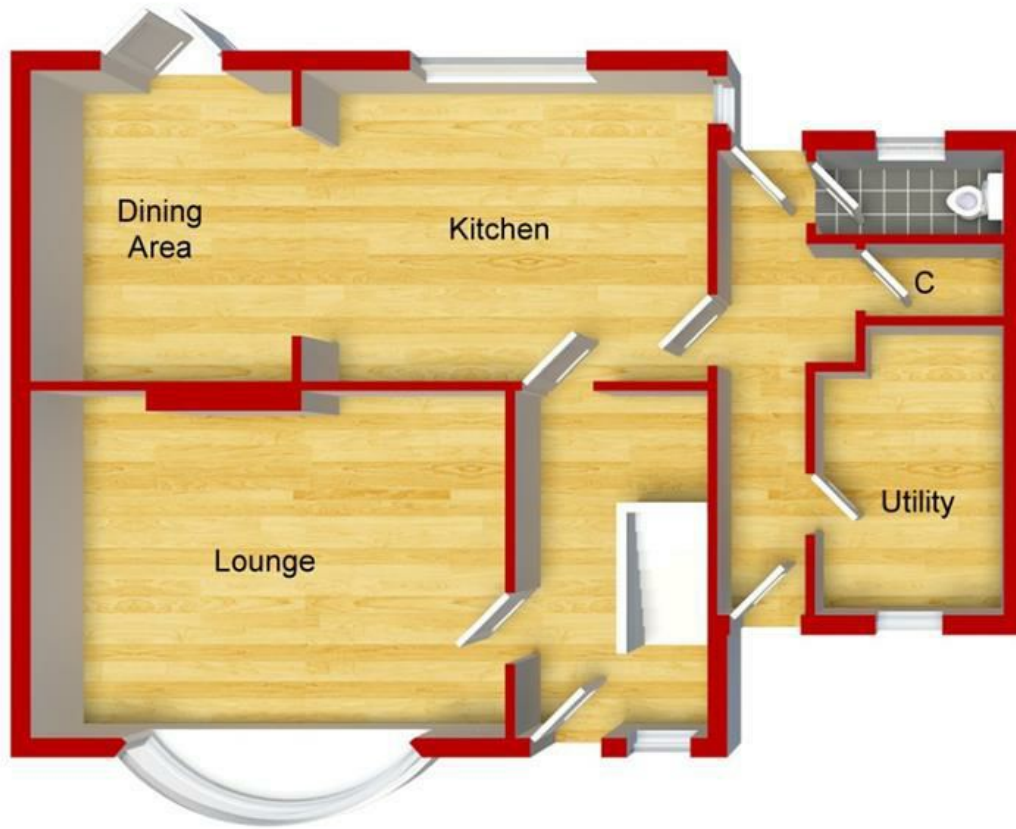
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MAIN ROOMS AND DIMENSIONS

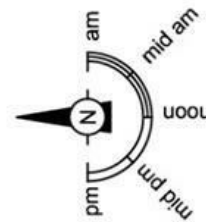


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Ground Floor
Approximate Floor Area
(58.24 sq.m)



First Floor
Approximate Floor Area
(45.15 sq.m)

30 Redmond Road