









An impressive and beautifully presented three bedroom mid link house with a garage, situated within this ever popular residential area. Internally the immaculate accommodation on the ground floor includes an entrance porch, spacious lounge to the front and a fabulous kitchen / diner to the rear, fitted with an excellent range of units and a selection of integrated appliances. To the first floor there are three bedrooms and a modern bathroom/wc. The property benefits from gas central heating to radiators, double glazing, a garage to the rear of the property and attractive gardens to the front and rear. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We recommend early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door to

Entrance Porch



Tiled floor, double glazed windows and an inner part glazed door leading through to the lounge.

Lounge 14'2" x 10'6" measure no inc staircase area of alc



This spacious room has a double glazed window to the front, radiator and staircase to the first floor, a door connects through to the kitchen diner.

Kitchen Diner 14'7" x 9'10"



An impressive kitchen diner fitted with an excellent range of modern wall and base units with work surfaces over incorporating a sink unit, integrated appliances include an oven, hob with extractor chimney over, fridge and freezer, space has been provided for the inclusion of a washing machine, there is a double glazed door to the rear garden, two double glazed window to the rear and a radiator.

First Floor Landing

With doors leading of to the three bedrooms and bathroom.

Bedroom 1 13'8" no inc robes x 8'6"



Double glazed window to the front, radiator and fitted mirror fronted sliding door wardrobes as well as an additional built in cupboard.

Bedroom 2 9'2" x 8'1" max inc fitted robes



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3 5'11" x 7'6" extending to 11'0" into entrance rece



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

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MAIN ROOMS AND DIMENSIONS

Bathroom



A modern three piece suite with low level WC, wash hand basin set into vanity unit and a panel bath with electric shower over, there is a tiled floor, part tiled walls and a radiator.

Outside



There are attractive gardens to the front and rear and the property also benefits from a single garage located to the rear of the property.

Council Tax Band

The Council Tax Band is Band B

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:-

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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.

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Fawcett Street Viewings

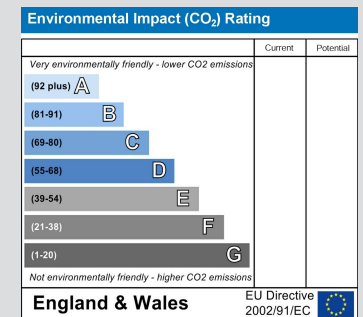
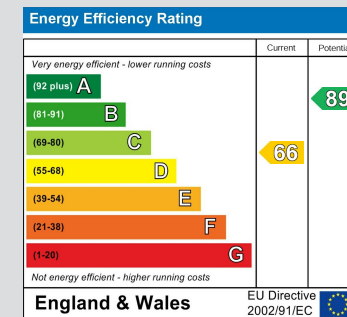
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

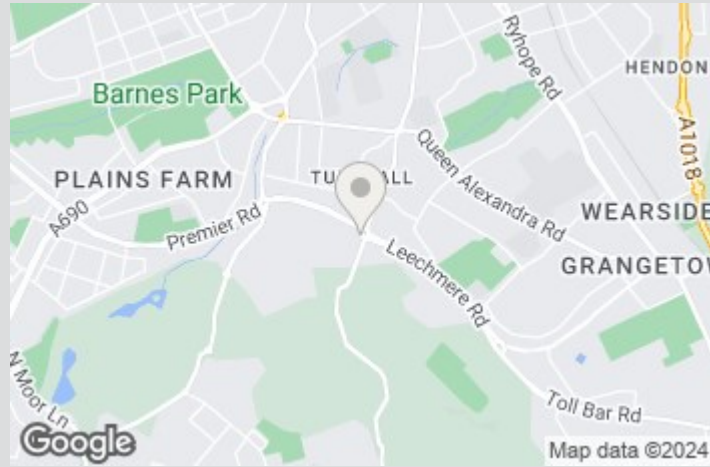
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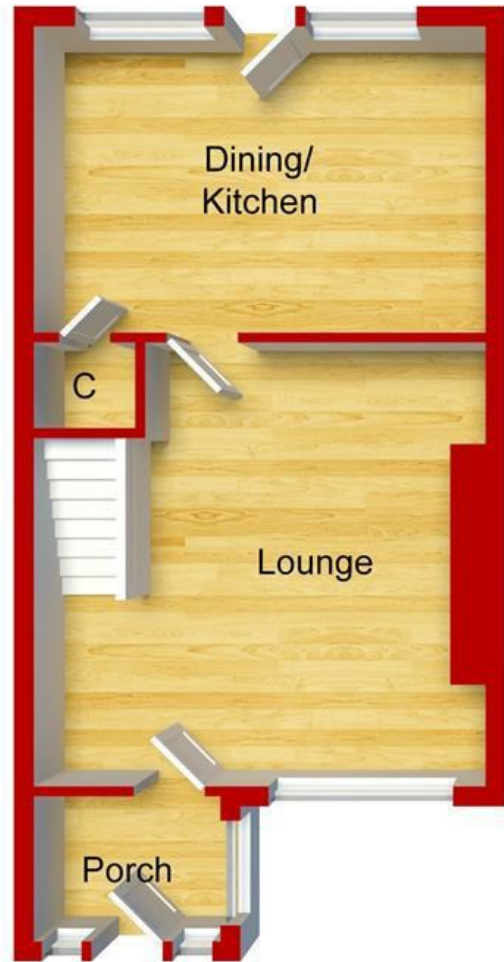
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MAIN ROOMS AND DIMENSIONS



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Ground Floor
Approximate Floor Area
(36.79 sq.m)



First Floor
Approximate Floor Area
(34.16 sq.m)

