









Enjoying a quiet cul-de-sac position within the highly fashionable Wear View development set midway between the A19, City Centre and Coast, this very well presented extended three bedroom semi detached home offers an excellent opportunity to those families who require good access through to Nissan and Doxford International Business Park.

The property internally features a reception porch, reception hall, lounge, dining room, open plan breakfasting kitchen with island and bi-folding doors leading out in to the rear gardens, three bedrooms and a shower room whilst externally there is a double drive to the front with electric car charge point, long garage to the side and wonderful enclosed gardens to the rear with a patio seating area and raised timber decking accessed directly from the kitchen.

Benefiting from gas central heating and UPVC double glazing, the property offers comfortable accommodation which is easy to maintain and economic to run and is sure to be the subject of a huge level of interest. Immediate internal inspection is therefore highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Porch

Wood effect laminate flooring, UPVC double glazed door to

## Reception Hall

Coved cornicing to ceiling, double part glazed Georgian design doors to

## Lounge 12'4" x 13'7"



Electric fire with feature surround, insert and hearth, UPVC double glazed oriel bay window to front, double radiator, understairs storage cupboard, arch through to

## Dining Room 8'3" x 10'5"



Coved cornicing to ceiling, single radiator, open plan to

## Dining Kitchen 14'7" x 20'1" maximum



This rear of the property is an extension to the original dwelling and features a wonderful open plan space with valued ceiling and an abundance of natural light with bi-folding doors leading out into the rear gardens. The area comprises of a good selection of base and eye level units with granite working surfaces, upstands and splashbacks incorporating a inset 1 1/2 bowl sink unit with pedestal tap. Integrated appliances include a Range Master Toledo Range Oven with extractor hood whilst there is also space for an American style fridge freezer and integrated automatic washing machine. Glass fronted display cabinets, wine rack, LED downlights to ceiling ladder design heated towel, stone effect LTV flooring, breakfast bar, peninsular with

granite top and cupboards under, seating area, large double radiator. Additional UPVC double glazed windows to side and rear.

## First Floor Landing

UPVC double glazed window to side, access point to floored loft via sliding aluminium ladders.

## Bedroom 1 (front) 8'8" x 13'6" into fitted wardrobes



UPVC double glazed window to front, halogen lights to ceiling.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (rear) 9'3" x 11'2"



UPVC double glazed windows to rear, single radiator, covered cornice to ceiling.

## Bedroom 3 (front) 6'7" x 6'7"



UPVC double glazed window to front, single radiator and laminate flooring.

## Bathroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, walk in shower enclosure - white suite with wall and floor tiles, UPVC double glazed window, ladder design heated towel rail, ceiling mounted extractor fan.

## Outside



Large college set block paved drive with off street parking for two cars electric charge point and access to attached brick GARAGE with roller shutter door. Well proportioned enclosed gardens to the rear with attractive lawns and a patio seating area together with raised timber effect decking accessed directly from the extension to the kitchen.

External lighting to the soffit of the extension illuminates the decked seating area. External electric points.

## Garage 7'9" x 22'0"

Space and plumbing for automatic washing machine, wall mounted Baxi Duo Tech combination boiler serving hot water and radiators, cold water supply, electric sockets and single door leading out into rear gardens.

## 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.

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## Important Notice Part 2

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

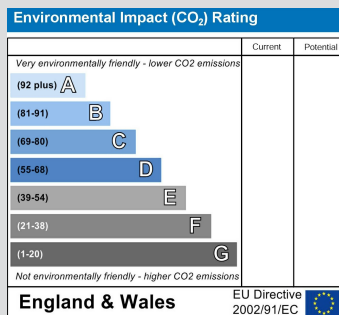
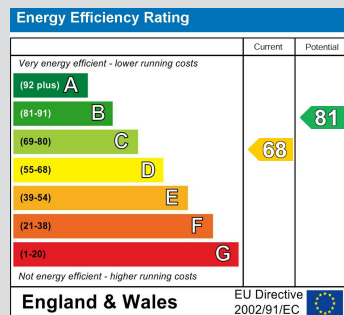
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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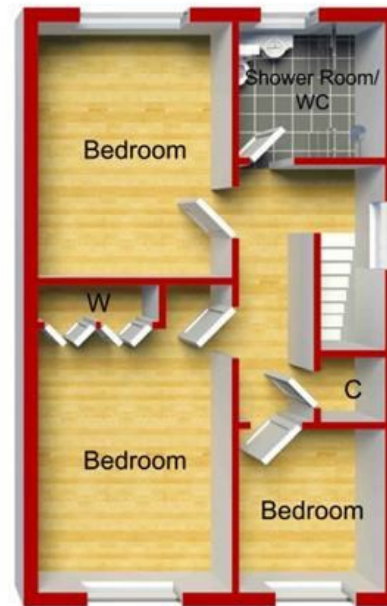


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Ground Floor  
Approximate Floor Area  
(47.70 sq.m)



First Floor  
Approximate Floor Area  
(36.05 sq.m)

