









An attractive and deceptively spacious three double bedroom, semi-detached house with a superb, generous garden within this attractive modern development. The immaculate accommodation includes a hall with a staircase to the first floor, lounge, a generous kitchen / diner, useful utility and a cloakroom/wc. To the first floor there are three well-proportioned bedrooms, one with a modern en-suite shower room/wc and a fabulous, contemporary family bathroom/wc. Externally the property has a garden to the front with a driveway and a wonderful rear garden, laid mainly to lawn with a decked area and established planting. The property also features a superb converted garage. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly advise viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to the

Entrance Hallway



Radiator, a staircase to the first floor and doors to both the lounge and converted garage.

Lounge 12'3" x 13'5"



Double glazed bow window to the front, radiator, built in storage cupboard and a door to the kitchen diner.

Kitchen/Diner 18'8" x 9'1"



Fitted wall and base units with work surface over

incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an electric oven and gas hob, space has been provided for the inclusion of a fridge freezer, there is a double glazed door to the rear garden, double glazed window to the rear, a radiator and a door to the utility.

Utility 6'0" x 5'10"



Fitted wall and base units with work surface over, space has been provided for the inclusion of a washing machine and for an under counter freezer, there is a wall mounted boiler, radiator, a door to the rear garden and an internal door to the cloakroom WC.

Cloakroom/WC



Low level WC, mini wash hand basin and a radiator.

Converted Garage 16'0" x 8'3"



The converted garage has a double glazed bow window to the front and a radiator.

First Floor Landing

Doors leading off to the three bedrooms and family bathroom. Airing cupboard and a loft access hatch to a partly floored out loft space.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'9" narrowing to 8'7" x 10'4" not inc robes



Double glazed window to the rear, a radiator, fitted mirror fronted sliding door wardrobes and a door to the en suite.

En Suite Shower Room



Contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with a mains fed shower, there are attractive tiled walls and floor, chrome ladder style radiator and a double glazed window.

Bedroom 2 10'6" x 12'4" not inc recess



Two double glazed windows to the front, a radiator and built in cupboard.

Bedroom 3 13'9" max into dormer x 8'3"



Double glazed window to the front and a radiator.

Bathroom



A contemporary suite with an low level WC with concealed cistern, wash hand basin set into vanity unit and a bath with

mains fed shower over. There is a feature radiator and a double glazed window.

Outside



Garden to the front with a driveway providing off street parking, whilst to the rear there is a generous garden laid mainly to lawn with a decked area and planted borders.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

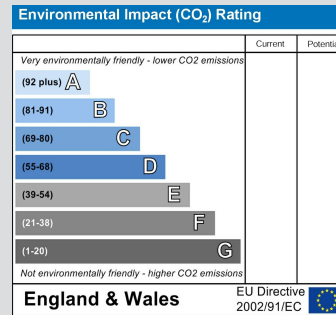
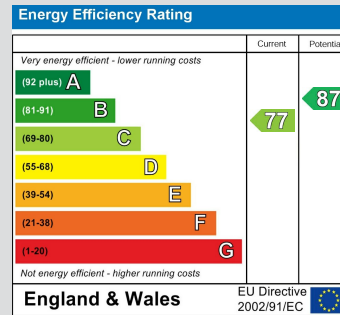
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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