









This extended three bedroom semi-detached house provides spacious and beautifully presented accommodation within this ever popular residential area. Internally the immaculate interior is accessed via an entrance porch, connecting through to a hall with staircase to the first floor. There is an attractive lounge to the front that open through to a dining room that connects in to an impressive sun room, featuring patio doors to the rear garden and a vaulted ceiling with Velux windows. There is an open plan snug and a modern fitted kitchen, completing the ground floor. To the first floor there are three bedrooms and a family bathroom/wc. The property benefits from gas central heating to radiators and double glazing. Externally there is a double width block-paved driveway to the front, an attached single garage with a remote control access door and to the rear a delightful garden, laid mainly to lawn. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window and inner double glazed door to hall.

Hall

Radiator, staircase to first floor and door to lounge.

Lounge 12'6" x 13'7"



Double glazed bow window to front, radiator and feature fireplace with living flame effect gas fire. Opening through into dining room.

Dining Room 8'4" x 10'5"



Radiator door to snug and the room opens out into sun room.

Sun Room 15'5" x 6'2"



Double glazed patio door to rear garden, vaulted ceiling with two Velux windows and door to kitchen.

Snug 7'3" x 10'5"



This versatile room has radiator double glazed window looking into sun room and archway leading through to kitchen.

Kitchen 6'11" x 14'4"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include fridge and slimline dishwasher, space for electric cooker, double glazed window to rear, radiator and doors to sun room and garage.

First Floor Landing



Double glazed window to side, radiator and access point to loft with pull down ladder leading up to the floored out loft space.

Bedroom 1 8'11" x 13'8"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 7'8" x 9'0"



Double glazed window to rear, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'9" x 10'9"



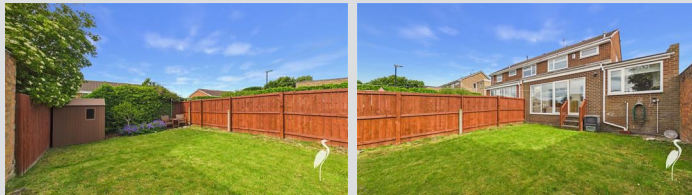
Double glazed window to front, radiator and built in cupboard.

Bathroom



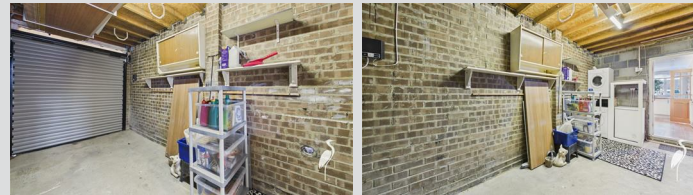
Modern suite with low level WC, pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator, tiled walls and floor, and double glazed window.

Outside



There is a double width block paved driveway to the front providing off street parking and access to the attached garage, whilst to the rear there is a delightful garden laid mainly to lawn.

Garage



Attached single garage with remote control electric roller shutter door, plumbing for washing machine and internal door to kitchen.

Council Tax Band

The Council Tax Band is Band C.

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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verification is recommended.

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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

Opening Times

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

Ombudsman

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

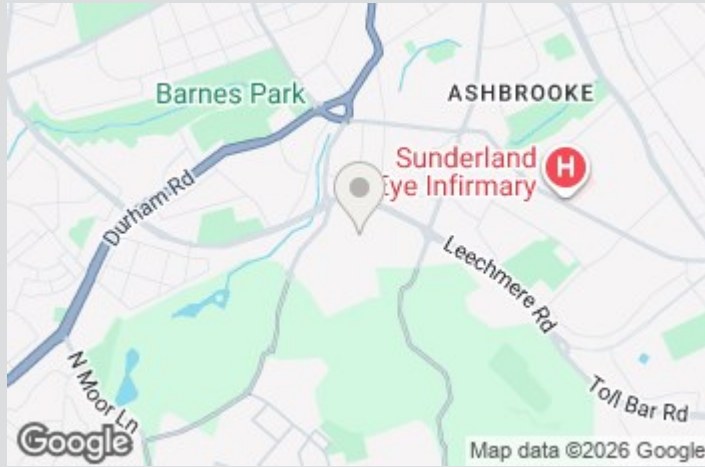
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

99.7 m²

1072 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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