









An attractive three bedroom semi-detached house with a delightful garden to the rear and a generous garage. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor, a shower room/wc, a two reception rooms and a breakfasting kitchen. On the first floor there are three bedrooms, a bathroom and separate wc. Externally there is a garden and block-paved area to the front, a wonderful lawned garden to the rear and a garage. The property features oil fired central heating. Situated on this pleasant cul-de-sac within this sought after area, the property is ideally placed for local amenities, shops and schools as well as for access into the city centre and transport connections. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door to

Entrance Hall

With a radiator and stairs to the first floor, doors to

Lounge 13'9" x 12'0" into bay



With a double glazed bay window to the front, a radiator and double doors open into the dining room.

Dining Room 15'1" x 13'3" into bay



There is a double glazed bow bay window to the rear, a radiator and an electric fire.

Breakfasting Kitchen 14'7" x 7'10" max



With a range of wall and base units with worktops over incorporating a single bowl stainless steel sink and drainer.

Space has been provided for the inclusion of a cooker and fridge freezer, there is a radiator and double glazed windows to both the rear and side elevations.

Shower Room



With a low level WC and a hand wash basin set into vanity unit, step in shower, radiator and fully tiled walls and floor.

Utility Room 10'0" x 3'10"



Accessed via door under the stairs. Space provided for the inclusion of a washing machine and tumble dryer and there is a UPVC door to the rear.

First Floor Landing

Landing with double glazed frosted window to side and doors to bedrooms one, two and three, and also to the bathroom and separate WC.

Bedroom 1 14'2" x 12'6"



Double glazed bay window to front and a radiator.

Bedroom 2 12'8" x 11'3"



Double glazed window to rear, a radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'5" x 7'4"



Double glazed window to the front, a radiator and built in storage cupboards.

Bathroom



With a bath, hand wash basin and a double glazed frosted window to the rear.

Separate WC



Low level WC and a frosted window.

Outside



Generous front and rear gardens with a garage to the rear of the property.

Please Note: Oil Fired Boiler

The oil fired boiler and heating was serviced (and jets upgraded) on 19th August 2024, so in full working order.

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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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 £210.00 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

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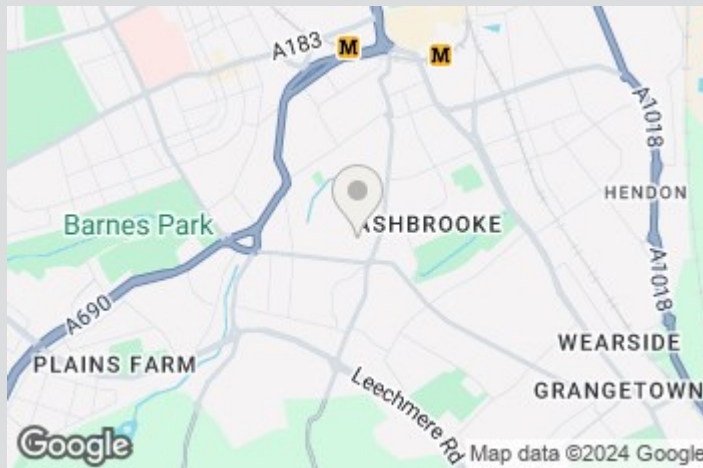
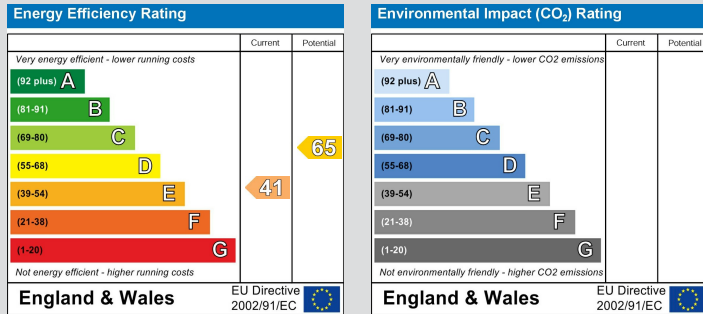
MAIN ROOMS AND DIMENSIONS

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.



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Ground Floor
Approximate Floor Area
(63.50 sq.m)



First Floor
Approximate Floor Area
(47.50 sq.m)

