



A superb example of its kind, this generously proportioned three bedroom mid terraced home boasting an extension at ground floor level, offers a contemporary living space for families and first time buyers. Enjoying a convenient position close to all amenities and the A19, the property internally features accommodation comprising entrance porch, lounge, dining room opening into kitchen, three first floor bedroom and a shower room. Externally has attractive gardens to the front and a courtyard to the rear with secure off street parking. Decorated to a good standard throughout, this delightful home is perfect for those who are looking for a Turnkey property and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch



Double glazed windows and inner door to lounge.

## Lounge 14'1" x 16'1"



Double glazed window to front, radiator and feature fireplace. Door to dining room.

## Open Plan Dining Room & Kitchen 24'2" x 15'10"



Stairs to first floor with storage under. Open plan into kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood and a dishwasher. Space for a fridge freezer, washing machine and tumble dryer. Door to outside.

## First Floor Landing



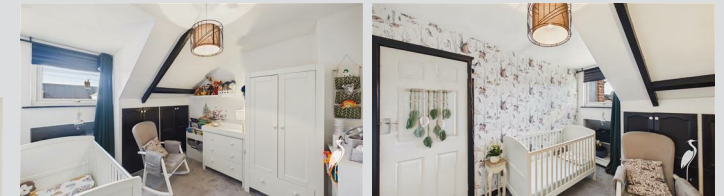
Access point to loft.

## Bedroom 1 13'11" x 8'1"



Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

## Bedroom 2 9'8" x 9'8"



Double glazed window to front, double radiator and storage cupboards.

## Bedroom 3 10'7" x 6'3"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC and washbasin vanity unit, walk in waterfall shower, heated towel rail and double glazed window.

## Outside



Delightful garden to the front mainly laid to lawn with patio seating area, whilst to the rear paved area providing off street parking.

## Council Tax Band

The Council Tax Band is Band A.

## 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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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.

## Sea Road Viewings

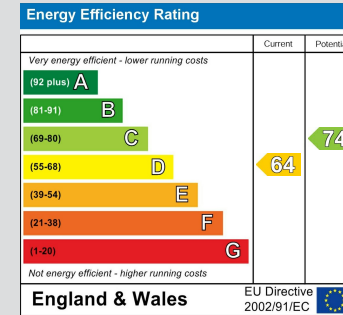
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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Approximate total area<sup>(1)</sup>

92.2 m<sup>2</sup>  
994 ft<sup>2</sup>

(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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