









Available with no upward chain, this popularly situated three bedroom semi detached home which sits upon a corner plot with gardens to the front, side and rear offers an excellent opportunity for families. Comprising entrance porch, hallway, lounge, dining room, kitchen and three first floor bedrooms with a shower room and separate WC, the property features of note include some gas central heating and some double glazing. Externally the property has mature gardens to the front, side and rear together with a drive and garage. Walking distance from East Herrington school, the property is well placed for a range of urban amenities within this highly desirable suburb and is particularly convenient for the A19, Doxford and Nissan.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Hallway



Staircase to first floor, radiator and door to kitchen.

Lounge 14'6" x 13'6"



Double glazed window to front, gas fire with feature surround and radiator. Double doors through to

Dining Room 9'11" x 9'2"



Double glazed window to rear and radiator. Sliding door through to

Kitchen 9'5" x 9'1"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, space for washing machine, space for fridge, double glazed window to rear.

First Floor Landing

Double glazed window to side, loft access and cupboard housing the central heating boiler.

Bedroom 1 11'11" x 11'4"



Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'8" x 11'4"



Double glazed window, radiator and fitted wardrobes.

Bedroom 3 8'3" x 8'5"



Double glazed window and radiator.

Shower Room



Washbasin vanity unit and shower cubicle with overhead shower, tiled walls and floor, double glazed window and heated towel rail.

Separate WC



Low level WC, tiled walls and floor and double glazed window.

Outside



Gardens to the front and side with a driveway leading to an attached GARAGE 4.86 x 2.60, whilst to the rear there is paved garden with mature planting and greenhouse.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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		

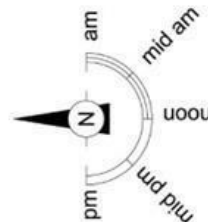
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Ground Floor
Approximate Floor Area
(46.73 sq.m)

First Floor
Approximate Floor Area
(40.42 sq.m)



36 Warwick Drive