













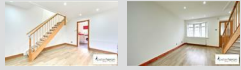
A beautifully appointed two bedroom mid link house with a garage, occupying a delightful cul-de-sac position, within this ever popular area of South Hylton. Internally the immaculate accommodation on the ground floor includes an entrance porch, lounge and a contemporary breakfasting kitchen whilst to the first floor there are two bedrooms and a superb shower room/wc. Features of note include, double glazing, gas central heating to radiators, attractive gardens to the front and rear, an allocated parking space and a single garage, located in a block to the rear. This location offers convenient access to local amenities and to South Hylton Metro Station as well as to major road connections including the A19. Available with immediate vacant possession and no upper chain involved, we highly advise viewing to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

Lounge 14'0" x 11'9" max including staircase area



UPVC double glazed bow window, radiator, staircase to first floor and a door to;

### Kitchen 7'10" x 11'8"



Base and wall level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and induction hob with extractor, UPVC double glazed window, radiator, washing machine, wall mounted Baxi combi boiler.

### First Floor Landing



Access to loft.

### Bedroom 1 11'8" x 8'7"



Double glazed window and radiator.

### Bedroom 2 8'9" not including fitted wardrobes x 6'6"



Double glazed window, radiator, storage cupboard and fitted mirror fronted sliding wardrobes.

### Shower Room



Contemporary suite with a low level WC, washbasin and walk in shower cubicle with an electric shower. There are tiled walls and a ladder style radiator.

### Outside



Lawned garden to the front and a delightful low maintenance garden to the rear. The property benefits from a parking space to the front, located opposite the property and a single garage in a block

### 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.

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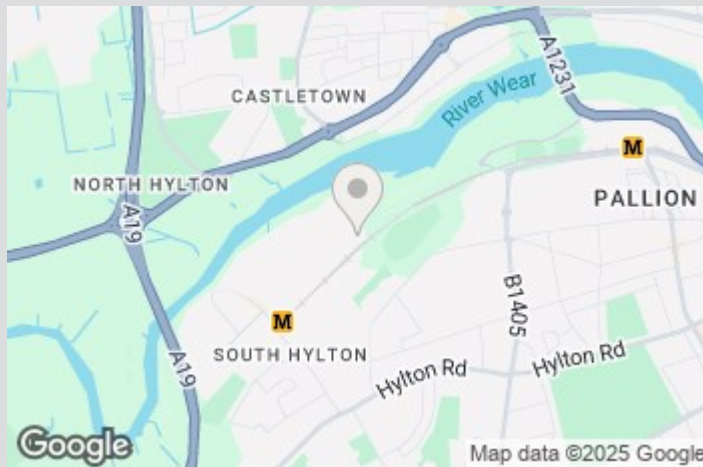
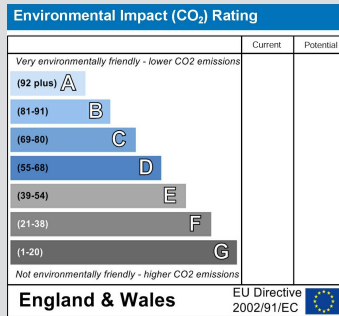
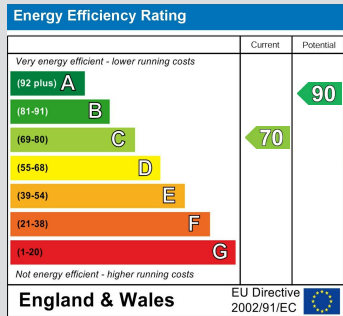
# MAIN ROOMS AND DIMENSIONS

## 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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