









Occupying a head of cul-de-sac position within this highly sought location just off Strawberry Bank, this impressive three bedroom semi-detached home is perfect for those families wishing to be in this desirable residential locality with access to good schools.

The property comprises entrance hall, lounge, contemporary dining kitchen with lantern roof, three first floor bedrooms and modern bathroom.

Benefitting from gas central heating and UPVC double glazing, the property has a driveway to the front with garage and attractive gardens to the rear with timber decked seating area.

Walking distance from all amenities including the City Centre, the property is well placed for local parks, shops, cafes and bars whilst it enjoys a central position affording easy access onto the A19 and wider North East region. Internal inspection highly recommended! No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Radiator, staircase to first floor, built in cupboard and part panelled walls and a delft rack.

Lounge 11'6" x 13'1" into bay



UPVC double glazed bay window to front and radiator.

Dining Kitchen 28'8" x 9'2" extending to 10'0"



Fitted with an excellent range of contemporary units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include a fridge and freezer, washing machine, range cooker included in the sale. Radiator, double glazed door leading out to rear garden, double glazed windows to side and rear, feature roof lantern, three built in cupboards - one housing the central heating boiler.

First Floor Landing



Double glazed window to side.

Bedroom 1 13'1" into bay x 9'2" not including robes



Double glazed bay window to front, radiator and fitted wardrobes. Part panelled featured wall.

Bedroom 2 10'9" x 11'0" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 7'1" x 6'2" not including built in robes



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

Bathroom



Fitted with a contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free standing bath and step in shower cubicle with mains shower over, part tiled walls, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved driveway to the front with an attractive garden and single garage with up and over access door and a useful paved area between the garage and the house, whilst to the rear there is a delightful garden with a lawn, patio and decked area.

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

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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

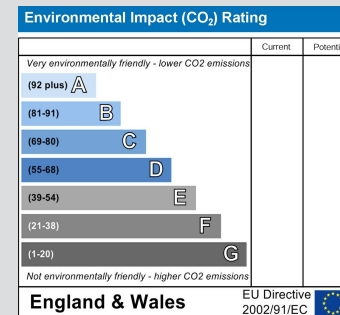
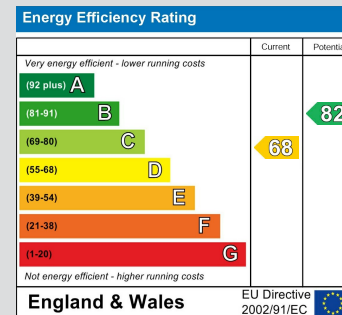
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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