









This superb three bedroom detached family home is situated in a quiet cul-de-sac position within the popular and well established area of Moorside. Arranged over two floors, the internal accommodation comprises of an entrance porch, hall, lounge/diner, breakfasting kitchen, utility, three first floor bedrooms and a family bathroom. Externally there is a lawned garden to the front with a driveway leading to attached garage. To the rear enjoys a wonderful generous garden with a lawned area, patio and established planting. Located in the sought after area which offers a superb range of local amenities including good schools, Morrisons and Aldi supermarkets, David Lloyd Health club, Doxford International Business Park, Nissan and regional transport links via A19, A690 and beyond. Immediate internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to porch.

Entrance Porch



Double glazed windows and tiled floor.

Hallway



Radiator, staircase to first floor and door to lounge/diner.

Cloakroom/WC



Low level WC and pedestal washbasin, tiled floor and radiator.

Lounge/Diner 17'0" x 11'5" plus 12'1" x 9'10"



Double glazed window to front, three radiators and sliding door to conservatory.

Conservatory 12'6" x 13'5"



Double glazed door to patio and double glazed windows.

Breakfasting Kitchen 11'10" x 9'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating a breakfast and 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven, induction hob, fridge, freezer and washing machine. Tiled floor, double glazed window to rear, radiator and door to utility.

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MAIN ROOMS AND DIMENSIONS

Utility 9'1" x 5'2" extending to 8'1"



This versatile and useful room has a double glazed French door to rear, fitted base units and built in storage cupboard.

First Floor Landing



Double glazed window to side and electric wall mounted heater.

Bedroom 1 14'5" x 11'0" not including robes



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

Bedroom 2 13'1" x 8'8"



Double glazed window to rear, radiator, built in wardrobe and built in cupboard.

Bedroom 3 8'0" x 7'9" not including robes



Double glazed window to front, radiator and fitted mirror fronted wardrobes

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, electric wall mounted heater and double glazed window.

Outside



Garden to the front with a driveway providing off street parking and access to attached single garage, whilst to the rear there us a wonderful generous garden with a lawned area, patio and established planting.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

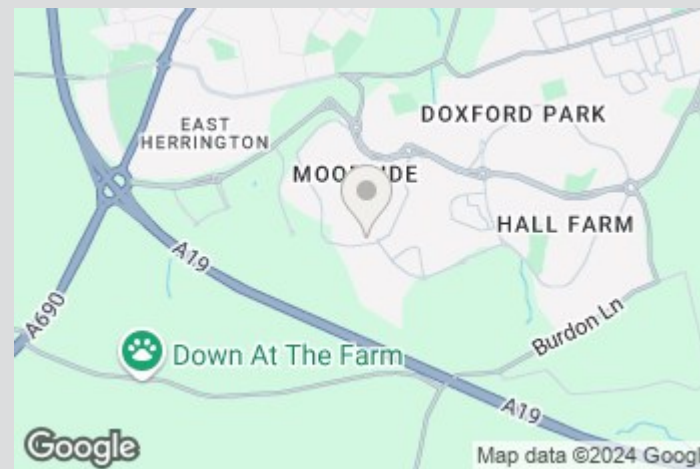
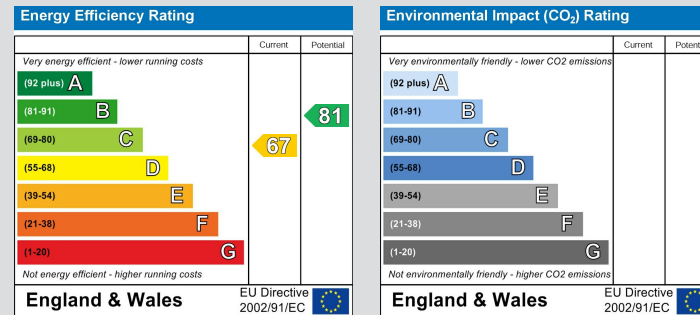
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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