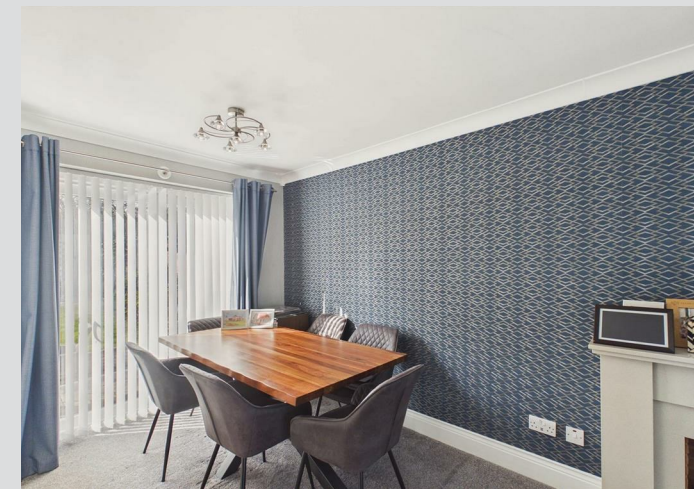










A superb three bedroom semi-detached house, occupying a pleasant position within this popular and sought after area. Internally the ground floor property comprises of an entrance porch, hallway, a spacious lounge through dining room and a breakfasting kitchen. To the first floor there are three bedrooms and a contemporary shower room/wc. Externally to the front of the property there is a garden with a driveway leading to a single attached garage whilst to the rear there is a delightful lawned garden with a patio area. This convenient location is close to local amenities, shops and schools as well as providing access to excellent transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

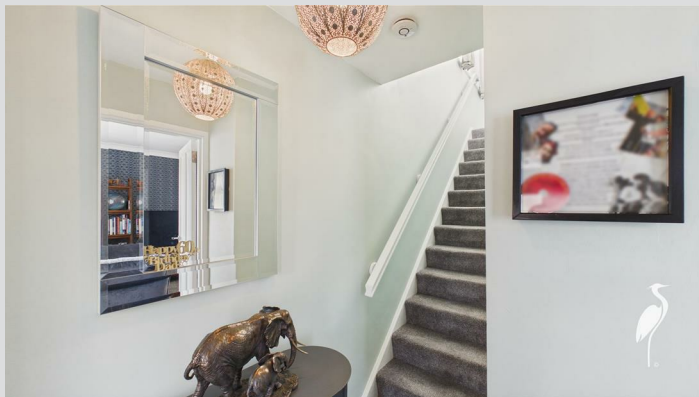
Ground Floor

Access via UPVC entrance door.

Entrance Porch

Double glazed windows and inner composite door to hall.

Entrance Hall



Stairs to first floor.

Lounge/Dining Room 8'1" x 23'3"



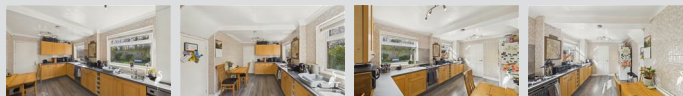
Double glazed window to front, radiator and electric fire.

Dining Room



UPVC double glazed sliding patio doors to rear and radiator. Door to kitchen.

Breakfasting Kitchen 15'10" x 9'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and dishwasher. Space for fridge freezer. 2x double glazed windows to rear, radiator and pantry cupboard. Door to garage.

First Floor Landing



Double glazed window to side and access point to fully boarded loft.

Bedroom 1 9'4" x 12'7"



Double glazed window to front and radiator.

Bedroom 2 9'3" x 10'4"



Double glazed window to rear and double radiator.

Bedroom 3 6'5" x 8'8"



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

Shower Room



Low level, washbasin set into vanity unit and walk in dual head waterfall shower, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to front with driveway providing off street parking leading to garage, whilst to the rear delightful garden mainly laid to lawn with planted borders and patio seating area.

Garage

Access via electric roller shutter door. Door to rear and door to kitchen.

Council Tax Band

The Council Tax Band is Band

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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd. 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.

Fawcett Street Viewings

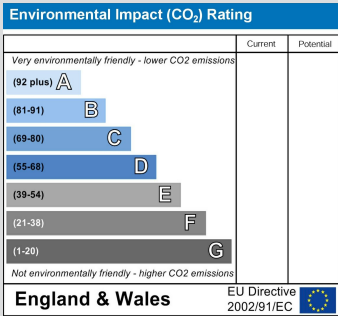
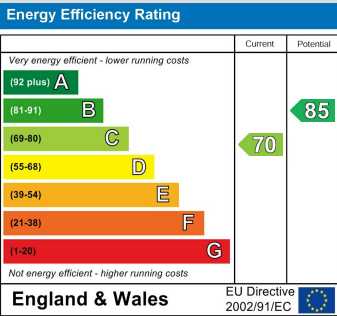
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

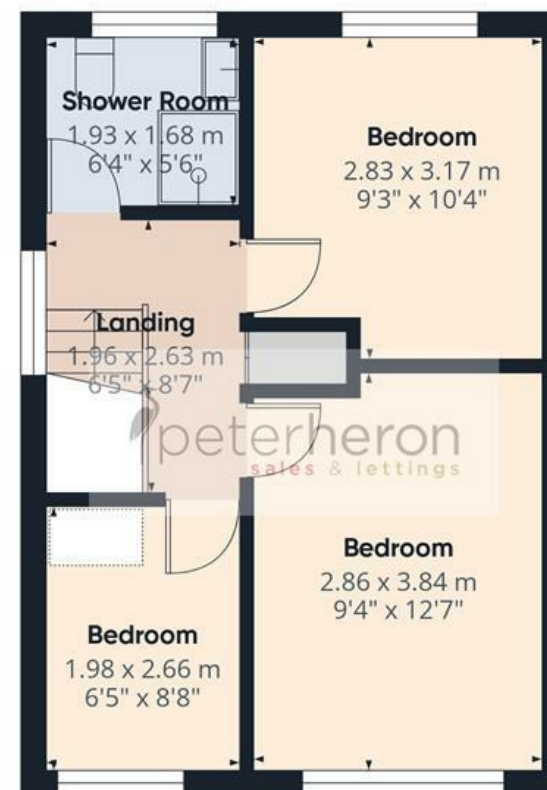


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Ground Floor



First Floor

Approximate total area⁽¹⁾

97.6 m²

1051 ft²

(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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