









Available with immediate vacant possession and no upward chain, this popular larger style three bedroom semi detached home sitting within a corner plot offers an exciting opportunity to first time buyers and families alike. Finished to a good standard throughout, the spacious accommodation internally boasts accommodation comprising entrance hall, lounge, dining room, kitchen and outhouse whilst to the first floor three bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. With attractive gardens to the front, side and rear the property is ideally positioned next to a good range of amenities, central to the City centre, coast and A19 and must be viewed as matter of urgency as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor with storage under, radiator and double glazed window to side.

### Lounge 11'3" x 15'3"



Double glazed bay window to front, radiator and electric fire.

### Kitchen 10'0" x 13'3"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated double oven, electric hob and

cooker hood. Space for a fridge freezer. Radiator and double glazed window to rear. Door to dining room and UPVC door to outhouse.

### Dining Room 8'10" x 8'5"



Double glazed window to rear and radiator.

### Outhouse 11'1" x 9'7"



Providing storage space for washing machine and tumble dryer. Double glazed window and UPVC door to front. Composite door to rear.

## First Floor Landing



Double glazed window to side and radiator.

### Bedroom 1 9'5" x 13'10"



Double glazed window to rear, radiator and storage cupboard.

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## Bedroom 2 8'10" x 9'4"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 3 12'2" x 9'1"



Double glazed window to front, radiator and storage cupboard.

## Bathroom

Low level WC, washbasin and bath with shower over, chrome heated towel rail, 2x double glazed windows.

## Outside



Gardens front and rear.

## 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

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.

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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.

## Sea Road Viewings

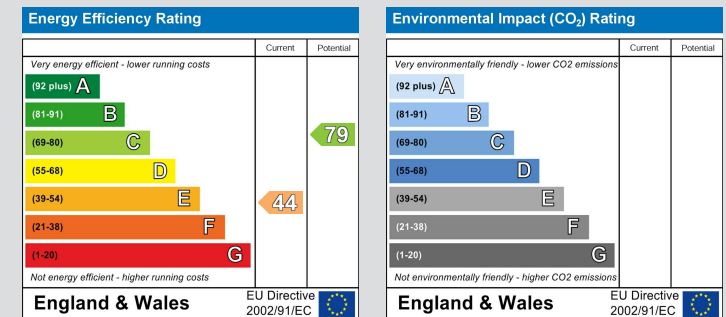
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

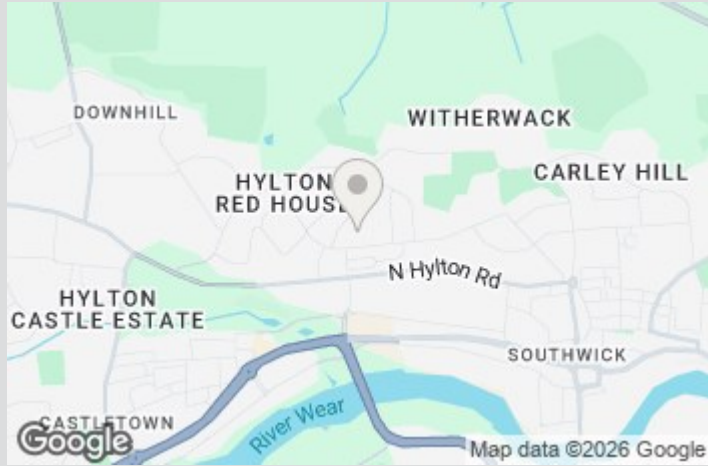
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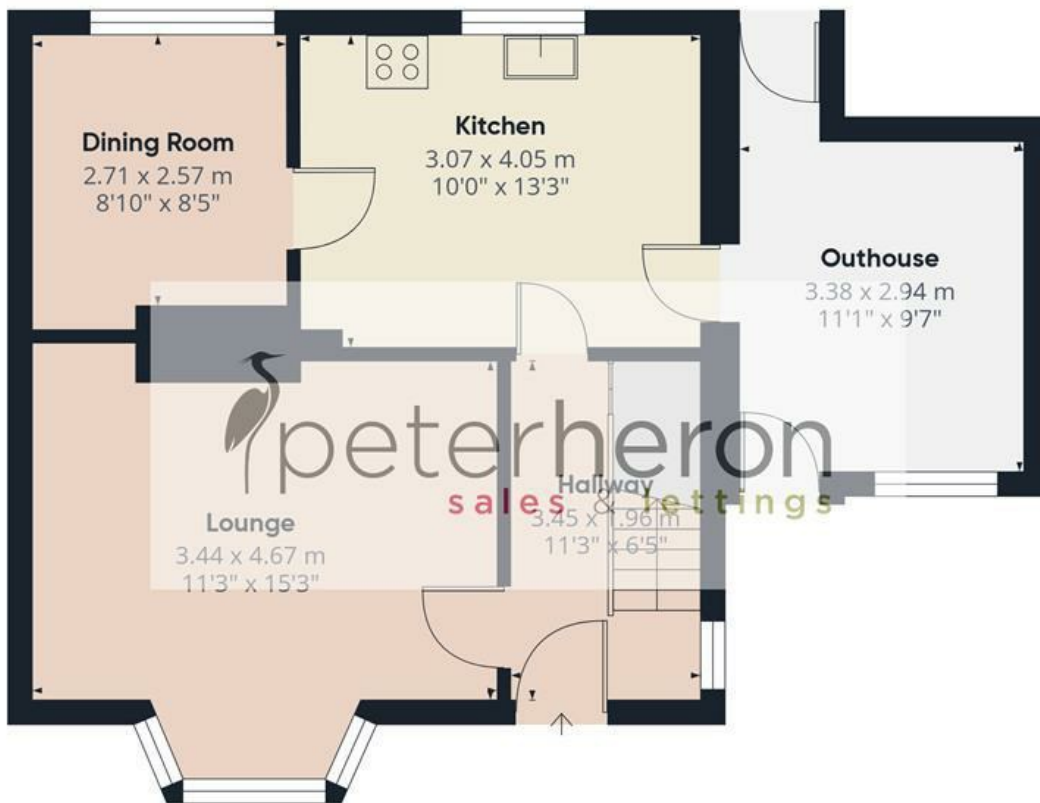
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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

96 m<sup>2</sup>  
1030 ft<sup>2</sup>

(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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