









A spacious FREEHOLD three bedroom detached house, occupying a superb cul-de-sac position within the ever popular area of Moorside. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, a generous lounge through dining room, kitchen and a useful utility. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, an attached garage with remote control roller shutter access door and a delightful lawned garden to the rear. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. The property provides great potential for the new owner to put their own stamp on the accommodation, with no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner door to hall.

Hallway



Staircase to first floor with understairs storage cupboard and radiator.

Lounge 15'5" x 11'0"



Large double glazed picture window to front, radiator and the room opens through to dining room.

Dining Room 10'8" x 8'8"

Double glazed window to rear and radiator.

Kitchen 10'5" x 8'9"



Fitted wall and base units with work surface over incorporating sink and drainer, breakfast bar, integrated appliances include double oven and hob, double glazed window to rear, space for fridge and radiator.

Utility 9'4" x 8'4"



Space for fridge freezer and washing machine, fitted Belfast sink, double glazed window to rear and double glazed door to rear garden.

First Floor Landing

Double glazed window to side and airing cupboard.

Bedroom 1 12'9" x 9'9"



Maximum including fitted wardrobes, double glazed window to front and radiator.

Bedroom 2 11'6" x 8'7"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'7" x 9'10" maximum



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

Bathroom



Pedestal washbasin and panel bath with electric shower over, double glazed window and radiator.

Separate WC



Low level WC, double glazed window.

Outside



To the front of the property there is a garden with driveway providing off street parking and access to attached garage with remote control roller shutter access door whilst to the rear there is a delightful garden laid mainly to lawn with mature borders.

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 - Particulars

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

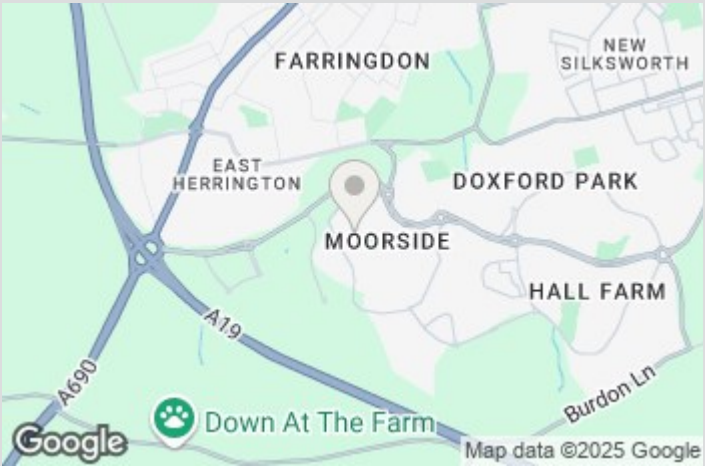
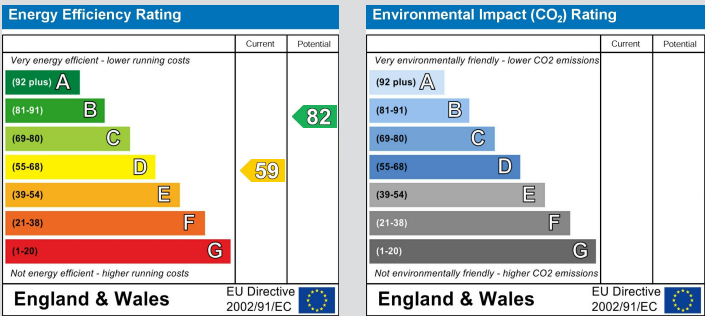
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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