









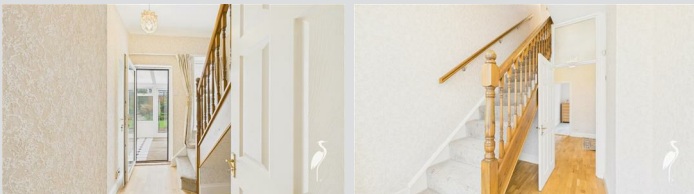
A delightful semi-detached Dutch bungalow, providing well-appointed accommodation over two floors, conveniently located within this ever popular area. On the ground floor there is an impressive reception hall, lounge with bay window, a breakfasting kitchen, lobby with staircases to the first floor and access through to the conservatory that overlooks the rear garden, a double bedroom and a contemporary shower room/wc. To the first floor there is a double bedroom and a useful storage room. Externally there is a driveway, garage and a wonderful, mature garden to the rear with a lawn, patio and established planting. This ideal location provides easy access for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. With no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Spacious Reception Hall



Radiator.

Lounge 14'10" x 11'10"



Double glazed bay window to front, two radiators, feature fireplace and access through into kitchen.

Breakfasting Kitchen 12'10" x 11'10"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer, radiator, double glazed window to rear overlooking the garden, and wall mounted boiler.

Lobby



Staircase to first floor and double glazed door providing access to conservatory.

Conservatory 6'7" x 10'11"



Double glazed windows overlooking the garden and built in utility cupboard with space for washing machine.

Shower Room



Contemporary suite with low level WC, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator, tiled walls and double glazed window.

Bedroom 1 7'6" x 11'11"



Double glazed window to front, radiator and fitted wardrobe.

First Floor Landing



Doors to bedroom 2 and store room.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 19'4" x 9'0"



Velux window and radiator.

Store Room 6'5" x 8'7"



Outside



To the front of the property there is a low maintenance garden, a long driveway and a single detached garage. To the rear there is a delightful mature garden with a lawn, patio and established planting.

Council Tax Band

The Council Tax Band is Band B.

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

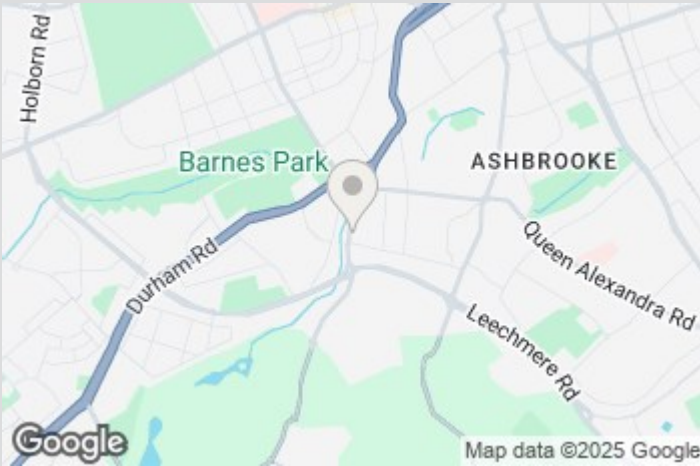
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

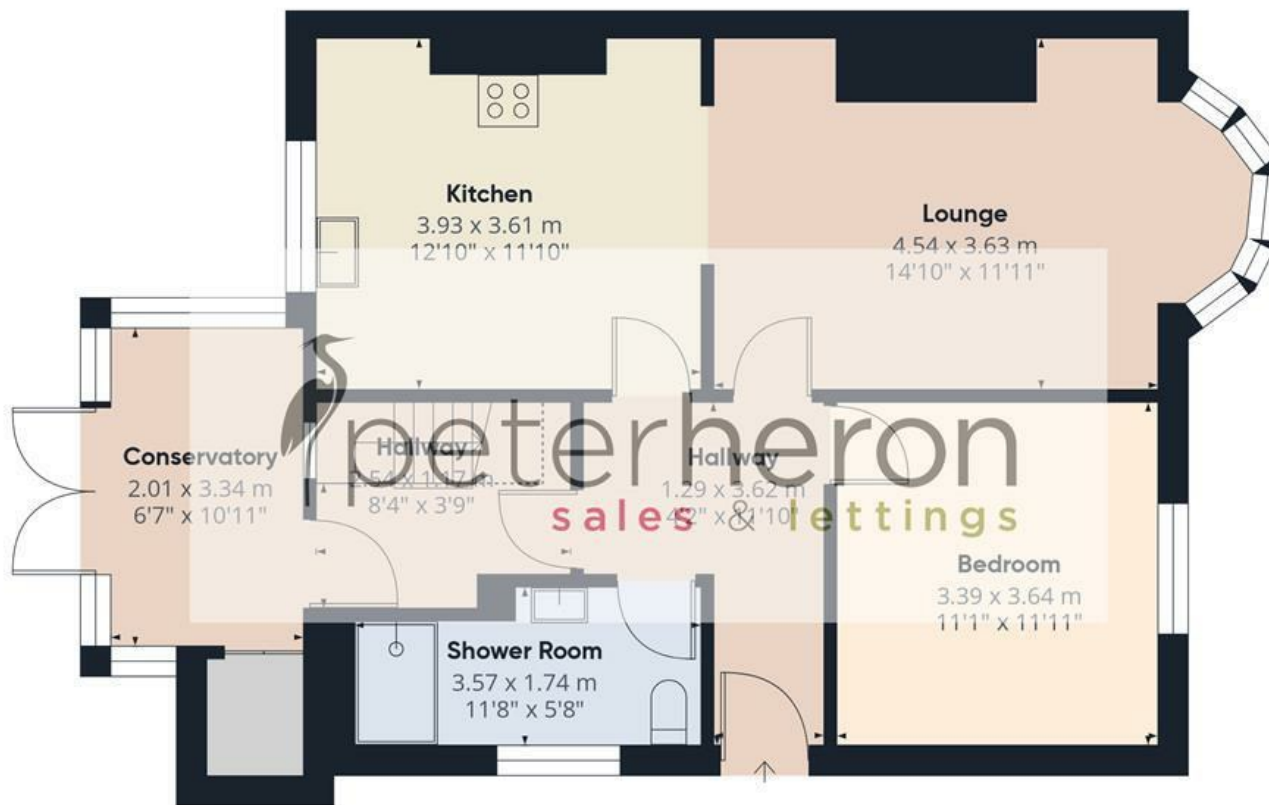
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

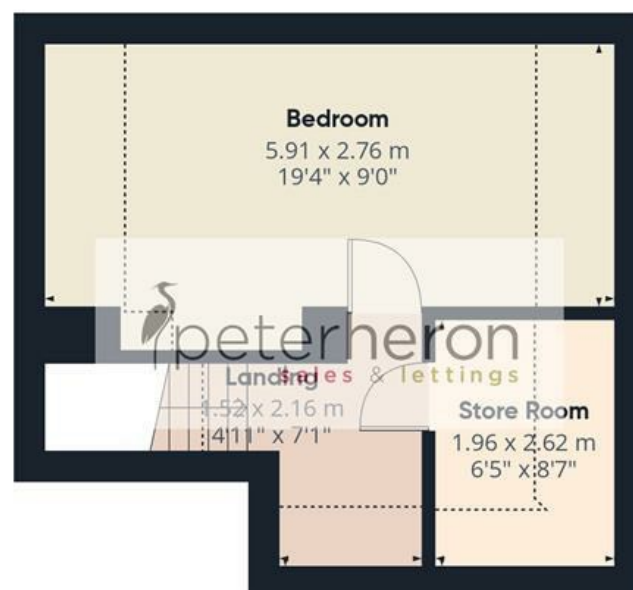


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Ground Floor



First Floor



Approximate total area⁽¹⁾

94.9 m²

1021 ft²

Reduced headroom

10.1 m²

108 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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