













A superb three bedroom semi-detached house, providing spacious and attractive accommodation within the sought after area of Elstob Farm. Internally the accommodation on the ground floor includes a reception hall with cloakroom/wc and staircase to the first floor, a generous lounge / diner, a modern breakfasting kitchen that opens through to a delightful conservatory and there is a useful utility. On the first floor there are three well-proportioned bedrooms and a family bathroom/wc. The property features gas central heating to radiators, double glazing, driveway, attached garage and a pleasant garden to the rear with a lawn and patio area. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Available with immediate vacant possession and no upper chain involved, we highly advise early viewing.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door into hallway.

### Entrance Hallway



Spacious hall with staircase to the first floor with under stairs storage cupboard, there is a radiator and doors leading off to the cloakroom WC, lounge/diner and breakfasting kitchen.

### Cloakroom/WC



Low level WC and pedestal wash hand basin, there are tiled walls and a double glazed window.

### Lounge/Diner 24'8" x 9'4" extending to 11'5"



This room enjoys a dual aspect with a tall double glazed bow window to the front, double glazed French doors to the rear, a radiator and a fireplace.

### Breakfasting Kitchen 10'10" x 9'9"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an oven and hob, fridge and freezer, there is a radiator, a door to the utility and the room opens through into the conservatory.

### Conservatory 8'9" x 7'10"



This delightful room has a double glazed bow window overlooking the garden and a radiator.

### Utility 8'9" x 8'3"



Fitted with units with work surfaces over, space has been provided for the inclusion of a washing machine, there is a double glazed door to the rear garden, double glazed window to the rear and a wall mounted boiler. There is a door providing access to the garage.

### First Floor Landing



Double glazed window and doors leading off to the three bedrooms and family bathroom .

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 11'5" x 11'6"



Double glazed window to the front and a radiator.

## Bedroom 2 13'3" x 9'4"



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

## Bedroom 3 8'11" x 10'0"



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

## Family Bathroom



Three piece suite with low level WC, wash hand basin set into vanity unit with panelled bath with mains fed shower over, there is a radiator and double glazed window.

## Outside



There is a block paved driveway to the front providing off street parking and access to the garage along with a lawned garden, whilst to the rear there is an attractive garden with a lawn and patio area.

## Garage 16'7" x 8'7"

An attached garage with a roller shutter access door, there is an internal door to the utility.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

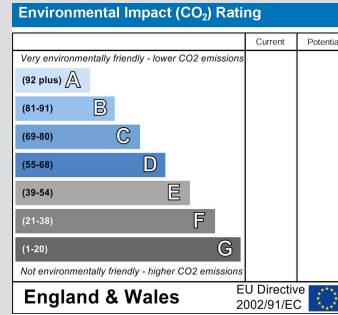
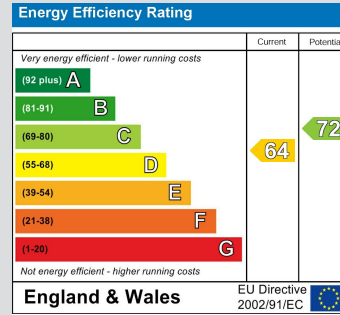
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

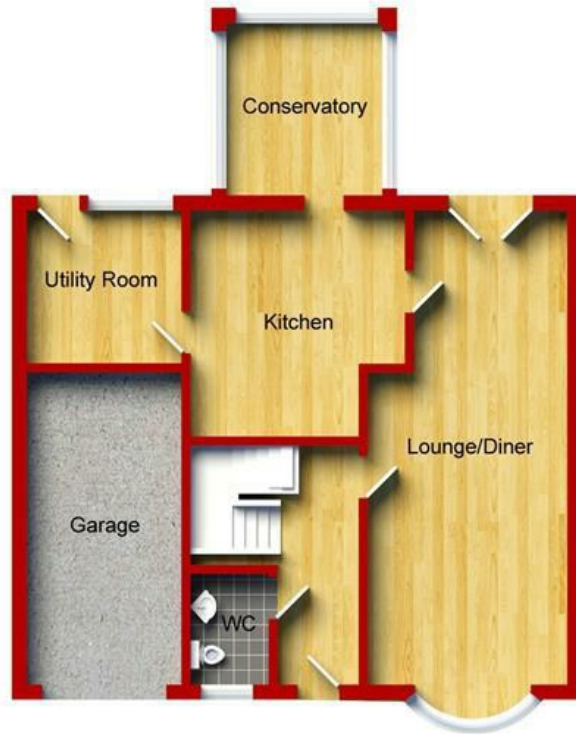
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Ground Floor  
Approximate Floor Area  
(64.80 sq.m)



First Floor  
Approximate Floor Area  
(70.60 sq.m)

