









An extended two bedroom semi-detached house with a garage and delightful gardens, situated within this ever popular area of East Herrington. Internally the attractive accommodation on the ground floor includes a hall with staircase to the first floor, lounge to the front opening through to a dining room, a kitchen and downstairs wc. To the first floor there are two well-proportioned bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, an attached garage and to the rear to the rear a wonderful garden with a lawn and established planting. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Hallway

There is a double glazed window, radiator and a staircase to the first floor.

Lounge 12'5" x 11'9"



Double glazed window to the front, radiator, feature fireplace and the room opens through into the dining room.

Dining Room 14'11" x 9'7"



With a double glazed patio door to the rear, there is a radiator and a door to the lobby.

Lobby

With a radiator, doors to both the WC and garage and there is an archway leading through into the kitchen.

Kitchen 8'6" x 10'5" extending to 14'1"



The kitchen is fitted with wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, there are double glazed windows to the side and rear, a radiator, double glazed door providing access out into the garden and space has been provided for the inclusion of a fridge freezer and a washing machine.

WC



With a fitted WC.

First Floor Landing

With a double glazed window to the side and doors leading off to the two bedrooms and shower room.

Bedroom 1 13'0" not inc robes or recess x 11'5"



This spacious room has two double glazed windows to the front, a radiator, fitted wardrobes and a built in cupboard.

Bedroom 2 10'9" x 9'8" not inc robes



Double glazed window to the rear, radiator and fitted wardrobes.

Shower Room



Fitted with a modern suite comprising of a low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, there is a radiator and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front is a lawned garden with planted borders and a driveway providing off street parking as well as access to the garage, to the rear there is a delightful garden with a lawn and established planting.

Garage 13'3" wide x 13'3" long extending to 19'5" max

An attached garage with a remote control, roller shutter access door and there is also a door to the lobby.

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 B.

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

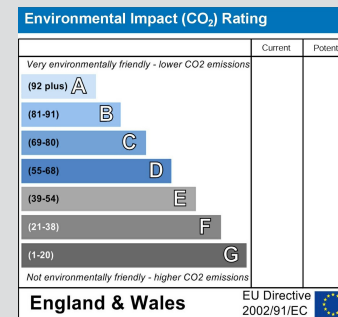
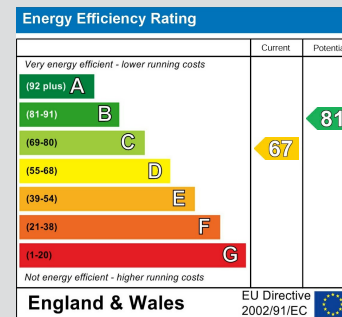
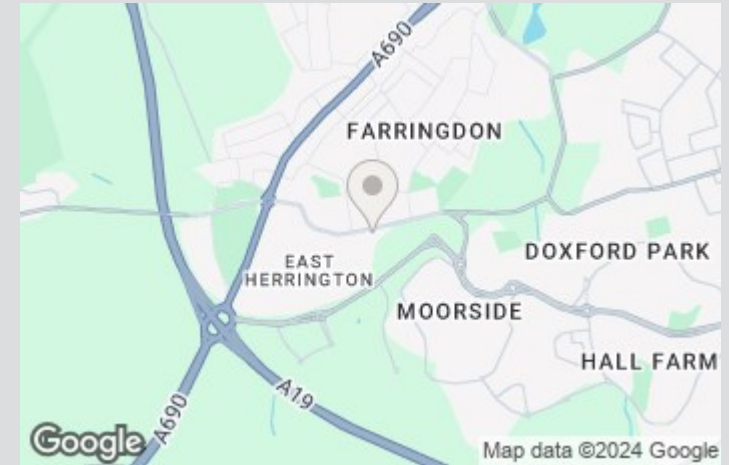
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



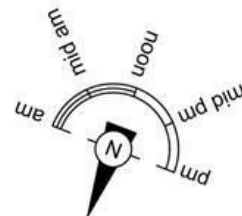
Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor
Approximate Floor Area
(72.20 sq.m)



First Floor
Approximate Floor Area
(38.90 sq.m)



5 Clinton Place