

An outstanding double fronted four bedroom semi detached home which has been beautifully refurbished to a high standard and offers spacious and stylish internal accommodation throughout. This attractive home comprises reception hall, lounge, dining room, fabulous modern kitchen, home office/snug, four first floor bedrooms, one of which boasts en-suite shower room and a separate contemporary family bathroom. Externally there is a double drive to the front and spacious mature lawned gardens to the rear. Conveniently situated within the fashionable suburb of East Herrington close to an excellent range of amenities including good schools the A19, Doxford International, Amazon and Nissan. This impressive home should be viewed as matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to the first floor, two radiators and storage cupboard.

Lounge 19'6" x 11'10"



Double glazed bay window to the front, radiator, fitted storage and shelving. Open plan into dining room.

Dining Room 11'6" x 9'6"



Double glazed UPVC French doors to the rear and radiator.

Kitchen 13'0" x 9'3"



Fitted kitchen with a range of contemporary wall and base units with wood effect counter tops over, incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob, extractor fan and fridge freezer. Space provided for washing machine, pantry cupboard, double glazed window to the rear and vertical radiator.

Home Office/Snug 18'2" x 6'4"



Double glazed window to the front, radiator and storage cupboard.

First Floor Landing

Bedroom 1 10'6" x 8'5"



Double glazed window to the front, radiator and storage cupboard.

Bedroom 2 10'0" x 9'5"



Double glazed window to the rear and radiator.

Bedroom 3 15'11" x 6'3"



Double glazed window to the rear, radiator, storage cupboard and door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite Shower Room



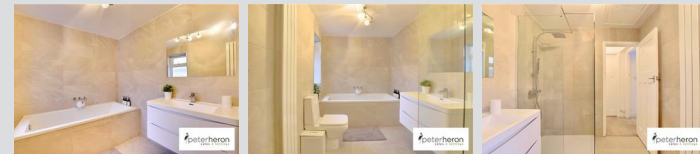
Low level WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower, tiled bath with wall mounted tap, vertical radiator and window.

Bedroom 4 8'8" x 6'0"



Double glazed window to the front, radiator and storage cupboard.

Family Bathroom



Low level WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower, vertical radiator and window.

Outside



To the front of the property there is a driveway providing off street parking, whilst to the rear a generous garden with lawned and block paved areas.

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

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Lease details, service charges and ground rent (where

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MAIN ROOMS AND DIMENSIONS

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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.

Fawcett Street Viewings

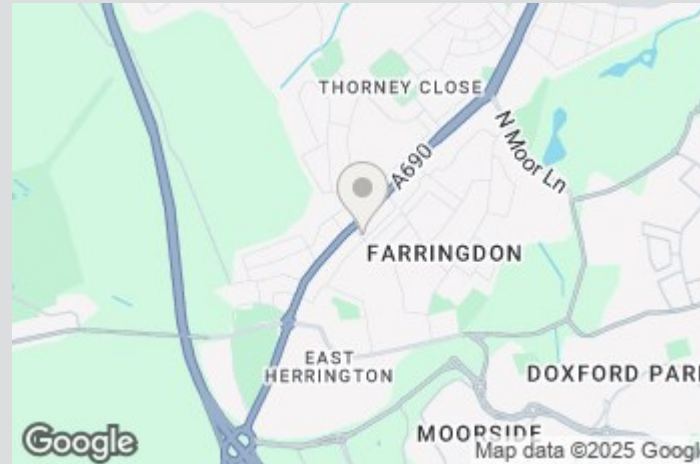
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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