

A superb, extended three semi-detached house with a delightful garden, occupying an attractive cul-de-sac position within this highly sought after area. Internally the immaculate internal accommodation includes a hall with staircase to the first floor, lounge with a bay window to the front and to rear an impressive open plan kitchen / dining and family area. On the first floor there are three bedrooms and an excellent family bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an attached single garage and to the rear, a wonderful garden with a lawn and patio area. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. Viewing highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



Radiator, stairs to the first floor with storage under and doors to lounge and kitchen.

## Lounge 13'10" x 11'10"



Double glazed bay window to front, radiator and feature fireplace.

## Open Plan Dining/Kitchen & Family Area 13'9" x 8'8" max

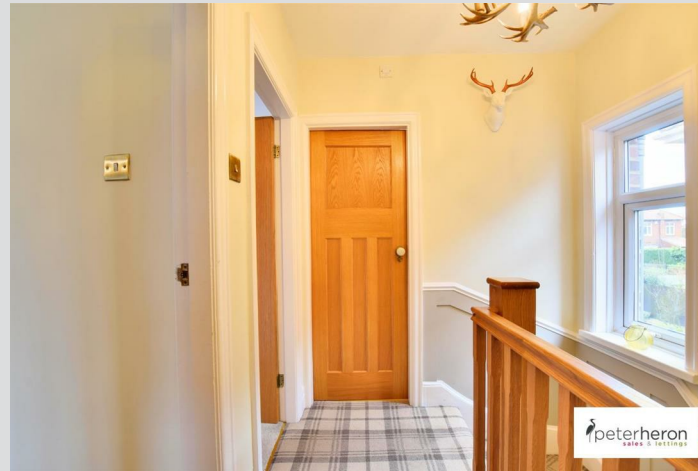


Range of modern wall and base units with work surfaces over incorporating a stainless steel corner sink and drainer unit with mixer tap. Integrated appliances include an oven and hob, space for fridge freezer, washing machine and tumble dryer, double glazed window and UPVC door to rear. Open plan into dining room.

## Family Area 11'9" x 11'10"

Double glazed bay window to rear, radiator and feature fireplace.

## First Floor Landing



Double glazed window, storage cupboard and loft access hatch.

## Bedroom 1 13'3" x 10'9"



Double glazed window to front, radiator, built in wardrobes and feature fireplace.

## Bedroom 2 11'10" x 9'8"



Double glazed window to rear, radiator and built in wardrobes.

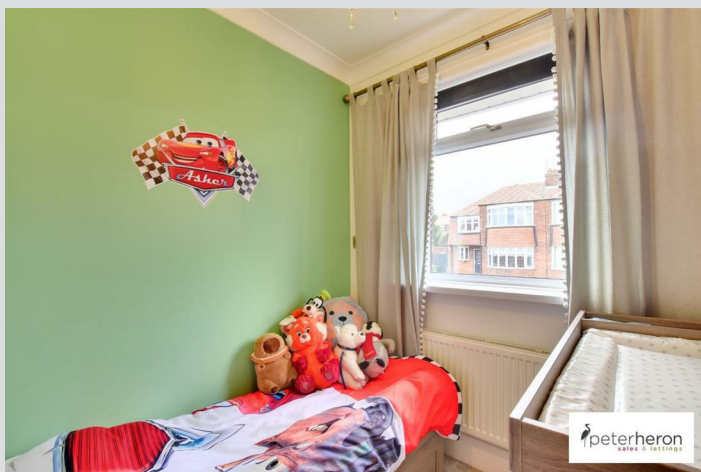
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'0" x 6'4"



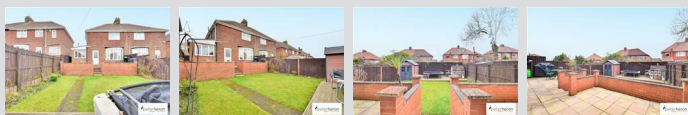
Double glazed window to front and radiator.

## Bathroom



Low level WC, wash hand basin, bath with over head shower, 2x double glazed window and radiator.

## Outside



Driveway to the front, generous rear garden with block paved, lawned and decked areas, and shed.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1936 and the Ground Rent is £5.26 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

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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

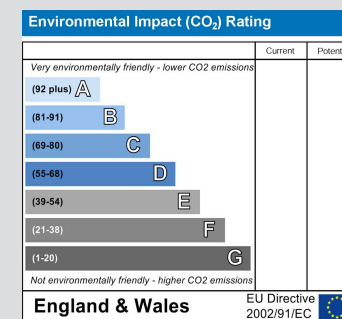
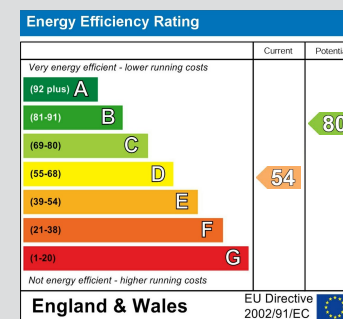
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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