









An extended and beautifully presented FREEHOLD, three bedroom semi-detached house situated within this popular residential area. Internally the stylish and immaculate accommodation comprises to the ground floor of an entrance lobby, spacious lounge / diner and a fabulous kitchen, fitted with an excellent range of contemporary units and a selection of integrated appliances that opens through to a fabulous and flexible space, currently utilised as a dining and family area. To the first floor there are three well-proportioned bedrooms and an attractive, modern bathroom/wc. Externally there is a garden to the front with a block-paved driveway whilst the rear is a delightful, low maintenance landscaped garden with artificial grass and a patio area. The former garage has been divided to provide a useful storage area with remote control access door and further area, accessed from the lounge. This convenient location is ideal for local amenities, shopping facilities and schools, as well as offering excellent access to road connections to surrounding areas. We highly recommend early viewing to appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Lobby

There is a built in cupboard providing storage space and housing the central heating boiler, a door from the lobby connects through into the lounge diner.

Lounge/Diner 22'6" x 10'11"



This spacious room has a double glazed bow window to the front and two radiators. There are doors to the staircase that leads up to the first floor and a further door to the kitchen, there are also patio style sliding doors leading through to the dining/family area.

Kitchen 10'4" x 6'10"



The kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob, fridge and a freezer, space has been provided for the inclusion of a washing machine, the rooms opens out into the dining family area.

Dining/Family Area 18'0" x 7'10"



This flexible space is currently being used as a dining and family area, and has a double glazed French door leading out to the rear garden, double glazed windows and two radiators.

First Floor Landing



With doors leading off to the three bedrooms and family bathroom.

Bedroom 1 12'4" x 9'11"



Double glazed window to the front and a radiator.

Bedroom 2 9'8" x 9'10"



Double glazed window to the rear and a radiator.

Bedroom 3 9'6" x 8'7"



Double glazed window to the front and a radiator.

Family Bathroom



Fitted with a modern suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a P shaped bath with mains fed shower over, there is a radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a block pave driveway to the front with a lawned garden and planted hedging, there is a useful side access. To the rear there is a delightful landscaped garden with artificial grass and patio areas.

Store 8'1" x 4'4" + 7'8" x 7'4"

The former garage has been split into two useful store areas, one accessed via a remote control roller shutter access door from the front of the property and a further from a door connecting through from the lounge diner.

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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Fawcett Street Viewings

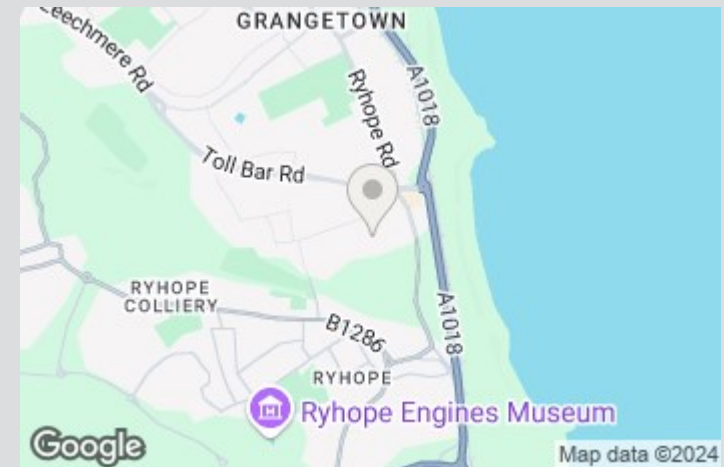
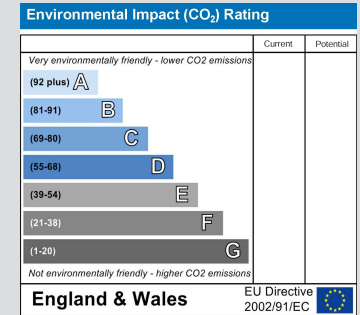
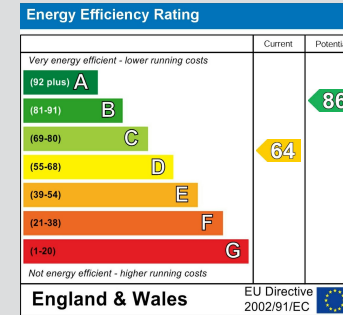
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

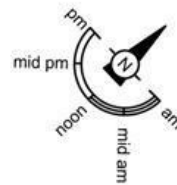


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Ground Floor
Approximate Floor Area
(56.96 sq.m)



First Floor
Approximate Floor Area
(41.48 sq.m)

50 Trevarren Drive