





 peterheron
sales & lettings





An attractive three bedroom semi detached house, enjoying a superb, generous rear garden, ideally situated within this sought after area of East Herrington. Internally the accommodation comprises entrance vestibule, hall, lounge/dining room, breakfasting kitchen, three first floor bedrooms and a family bathroom. Benefits of the property include gas central heating to radiators, double glazing, driveway, attached garage and substantial garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upward chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

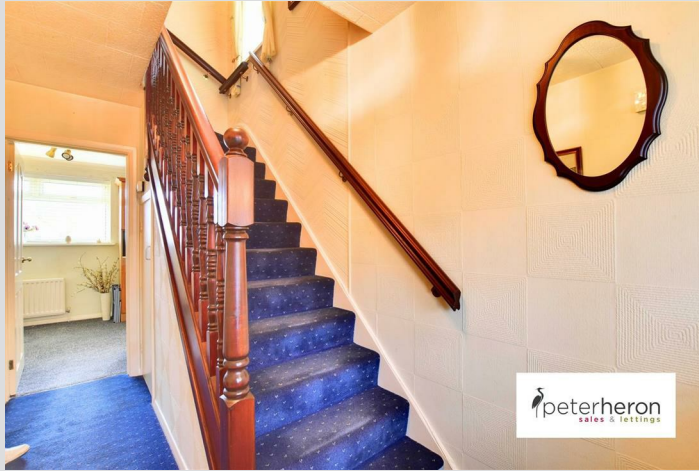
All on Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Double glazed windows and inner door to hall.

Hallway



Radiator and staircase to first floor with storage under.

Open Plan Lounge/Dining Room 13'6" x 12'4" plus 10'1" x 9'11"



Double glazed windows to front and rear, radiator and feature fireplace.

Breakfasting Kitchen 18'3" x 9'1"



Range of wall and base units countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for oven, washing machine and dryer. UPVC door, two double glazed windows to rear and radiator.

First Floor Landing

Storage cupboard, access hatch to loft and double glazed window to side.

Bedroom 1 11'11" x 9'10"



Double glazed window to front, radiator and built in sliding door wardrobes.

Bedroom 2 11'4" x 9'9"



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

Bedroom 3 8'4" x 8'2"



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

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Outside



Block paved area to the front with driveway via wrought iron

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MAIN ROOMS AND DIMENSIONS

gates leading to garage. To the rear there are wonderful spacious lawned gardens with mature borders and patio seating area.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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.

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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

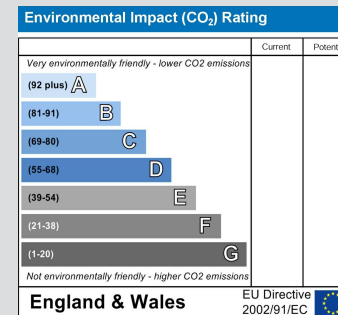
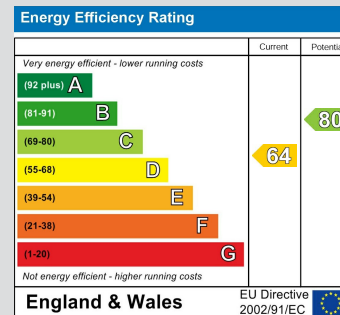
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

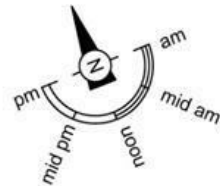


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Ground Floor
Approximate Floor Area
(54.47 sq.m)



First Floor
Approximate Floor Area
(41.33 sq.m)

50 Warwick Drive