

This popularly situated larger style 2 double size bedroom and 2 reception room semi detached home with a porch to the front and spacious gardens to the rear offers an excellent opportunity for first time buyers who wish to live within this central position set close to the A19, city centre and coast. Internally the property is finished to a very good standard throughout and boasts a lovely open plan kitchen diner overlooking the rear gardens with an adjoining utility with ground floor W.C. and the décor throughout is attractive and contemporary. Benefitting from gas central heating and UPVC double glazing, the property offers excellent value for money and is accessible to all local amenities and is particularly convenient for Nissan and Doxford International Business Park workers. Internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the porch.

## Porch

Double glazed windows, wood effect laminate flooring and inner door to the living room.

## Living Room 18'8" x 9'3" into recess



With a double radiator, double glazed window to the front, electric fireplace with mantle and surround, coved corning to ceiling and spindle balustrade staircase to first floor landing with under stairs storage space.

## Dining Kitchen 18'8" x 8'8"



Double glazed windows to the rear, 2 single radiators, boiler housed within a matching fronted kitchen unit and wood effect laminate flooring. The kitchen is fit with base and eye

level units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood over and integrated wine cooler.

## Utility

Work surface over, double glazed window and doors leading to the front and rear of the property.

## WC

Fit with low level WC and wash basin.

## First Floor Landing

Double glazed window, access to loft via ceiling hatch and doors leading off to the bedrooms and bathroom.

## Bedroom 1 15'5" x 9'7" into fitted wardrobes



Single radiator, double glazed window to the front and coved corning to ceiling.

## Bedroom 2 10'5" x 9'1"



Single radiator, double glazed window to the rear, coved corning to ceiling and built in cupboard.

## Bathroom



Fit with low level WC, wash basin set into vanity unit,

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# MAIN ROOMS AND DIMENSIONS

bathtub with shower head over and separate riser, heated towel rail, double glazed windows to the rear and side and tile effect laminate flooring.

## Outside



To the front of the property there is a lawned garden with mature shrubs and hedges whilst at the rear there is a lawned garden, decked patio area and storage shed.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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## Sea Road Viewings

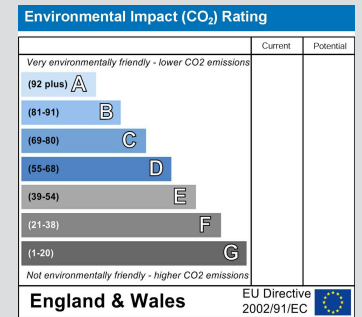
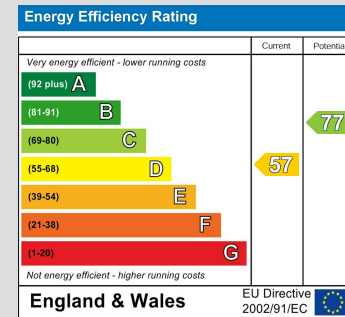
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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