















Sitting within one of the most sought after streets of Redhouse; an extremely popular suburb being ideal for the City centre, A19 and Coast, this attractive larger style four person two bed semi offers an excellent opportunity to first time buyers.

Internal accommodation comprises living room, open plan dining room and kitchen leading into conservatory which in turns leads out into rear gardens whilst at first floor level there are two double size bedrooms and a bathroom. Tastefully decorated throughout with ready to move into living accommodation which is easy to maintain and economic to run, this superb home offers well proportioned gardens to the rear and has a drive to the front with off street parking.

Well placed for all local amenities and being particular convenient to the A19, Doxford International Business Park and Nissan; this wonderful home should prove to be very popular indeed, therefore immediate inspection should be treated as a high priority!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Living Room 15'10" x 9'2"



Double glazed window to front, radiator, staircase to first floor with under stair storage cupboard, double glazed window to side, electric fireplace.

### Dining Kitchen 18'7" x 8'8"



Contemporary base units with work surfaces over incorporating sink and drainer unit, space for gas oven, integrated fridge, two double radiators, double glazed window to side, spotlights, Baxi boiler, double glazed French doors to conservatory.

### Utility 6'2" x 7'2"

### Conservatory 8'7" x 8'9"



Double glazed windows and French doors to rear gardens.

### First Floor Landing

Double glazed window. Access to partially boarded loft.

### Bedroom 1 15'4" x 9'6"



Double glazed window and radiator.

### Bedroom 2 10'4" x 9'2"



Double glazed window overlooking rear gardens, storage cupboard and radiator.

### Bathroom



Modern suite comprising of low level WC with concealed

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# MAIN ROOMS AND DIMENSIONS

cistern and washbasin vanity unit, panel bath with overhead electric shower and glass screen, tiled walls and floor, double glazed window and heated towel rail.

## Outside



Garden to the front with off street parking and side access through to attractive rear gardens with raised timber decked seating area and patio area.

## 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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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## Important Notice Part 2

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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## Sea Road Viewings

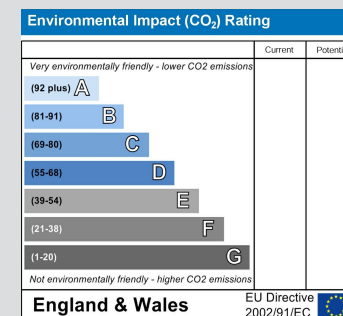
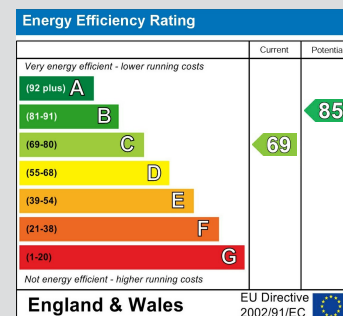
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.

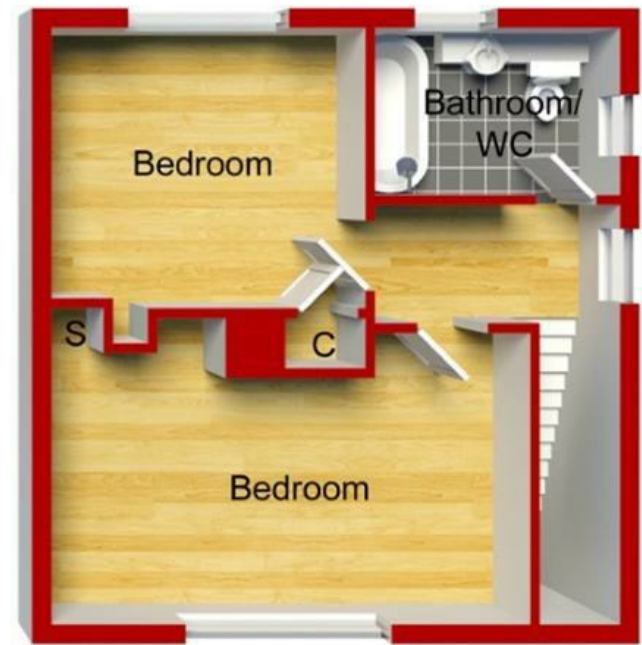
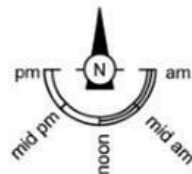


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Ground Floor  
Approximate Floor Area  
(52.73 sq.m)



First Floor  
Approximate Floor Area  
(34.02 sq.m)

54 Raleigh Road