









A superb mid terraced home, occupying a delightful position within this popular development. Internally the stylish accommodation includes an entrance lobby and an attractive lounge, modern kitchen/diner with French doors into the rear garden, cloakroom/wc, three first floor bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, and a delightful, low maintenance garden. Ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Lobby



Radiator.

### Lounge 13'1" x 13'3"



Double glazed window to front, two radiators and stairs to first floor. Door to kitchen/diner.

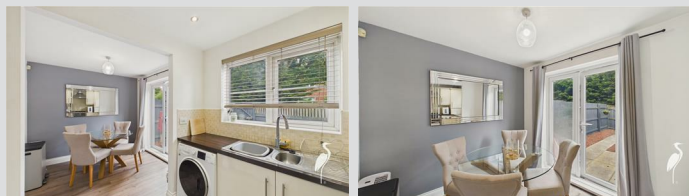
### Kitchen/Diner 7'5" x 8'10"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and hood.

Space for fridge freezer and washing machine, double glazed window to rear.

### Dining Area 8'9" x 8'0"



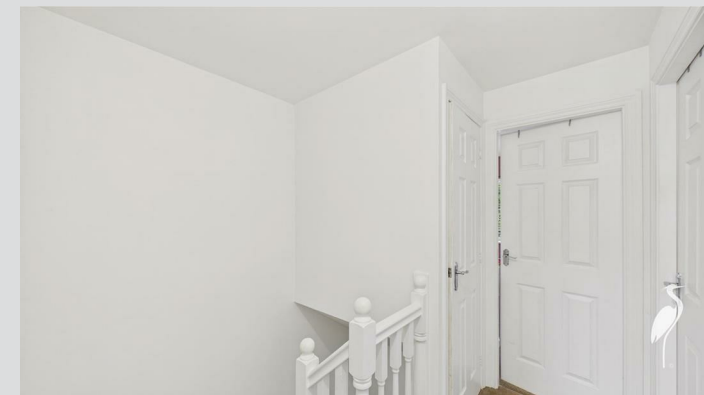
UPVC double glazed French patio doors to rear and double radiator.

### Cloakroom/WC



Low level WC and washbasin set into vanity unit and radiator.

## First Floor Landing



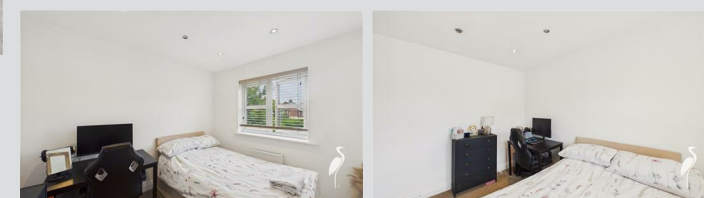
Storage cupboard.

### Bedroom 1 8'8" x 9'11"



Double glazed window to rear and radiator.

### Bedroom 2 7'10" x 10'3"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'5" x 8'2"



Double glazed window to rear and radiator.

## Bathroom



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

## Outside



Garden to front with driveway providing off street parking whilst to the rear gravelled garden with a wooden gate to access rear.

## Council Tax Band

The Council Tax Band is Band B.

## 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

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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

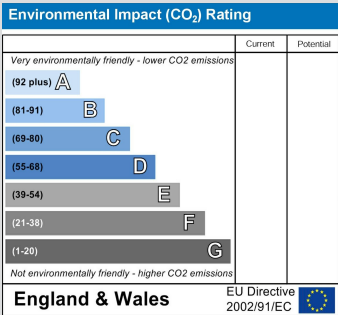
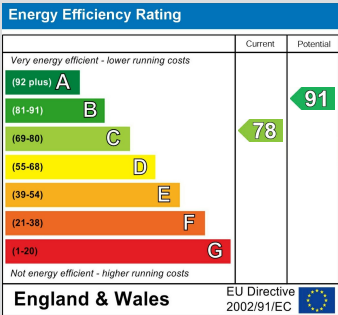
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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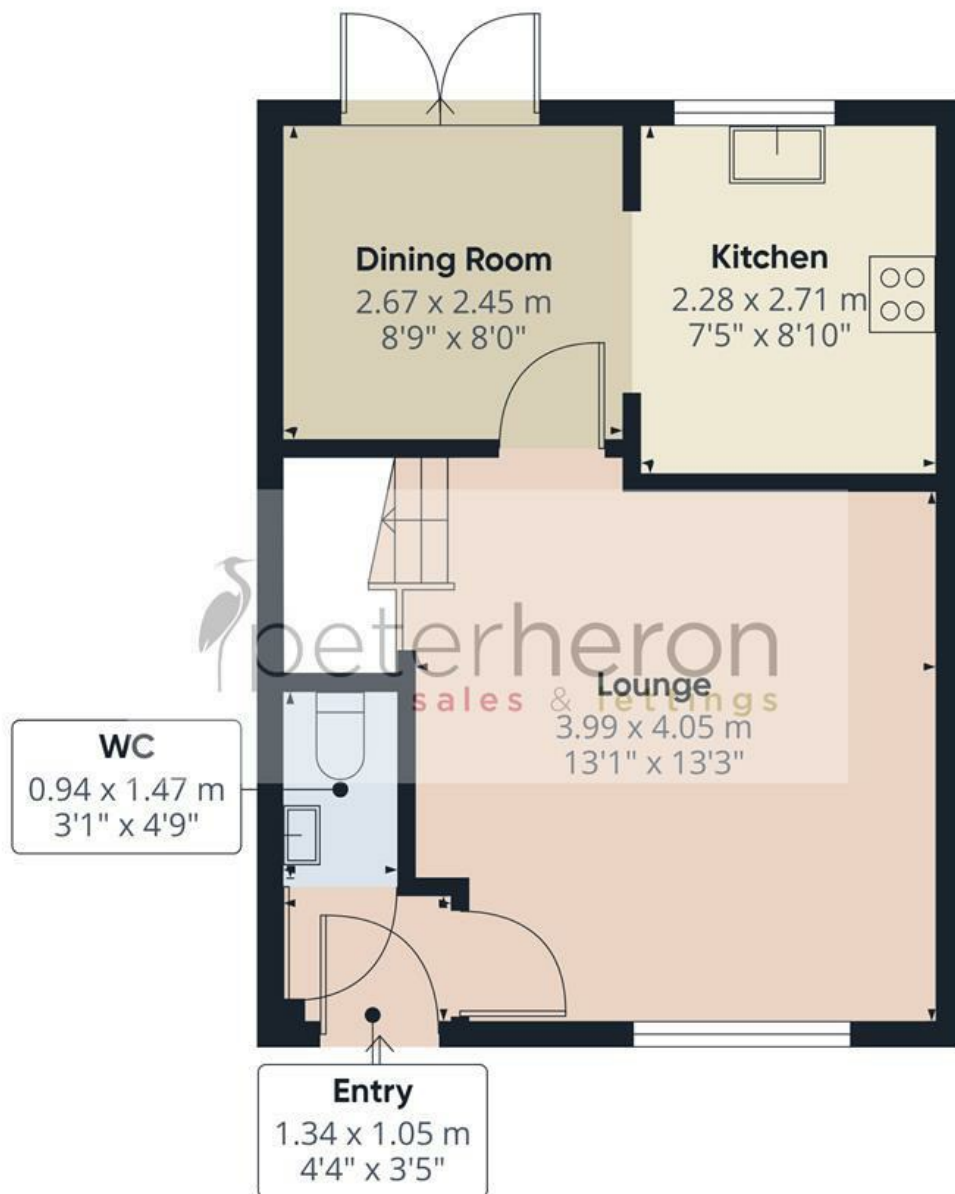
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Approximate total area<sup>(1)</sup>

63.7 m<sup>2</sup>

686 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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