















Occupying a central position set midway between the City Centre, A19 and Coast, this modern two bedroom semi detached home, perfect for first time buyers and investors alike, offers comfortable accommodation which is easy to maintain and economic to run. With accommodation comprising reception hall, cloakroom/WC, lounge, open plan kitchen and dining with French doors leading out to the rear gardens, two first floor bedrooms and a bathroom. The property benefits from gas central heating, UPVC double glazing and features gardens to the front and rear with a drive to the side. Ideal for Nissan and Doxford International Business Park workers, the property is well positioned for all urban amenities and should prove to be very popular indeed therefore immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Staircase to first floor and radiator.

### Cloakroom/WC



Low level WC and washbasin, radiator and wood effect laminate flooring.

### Living Room 15'2" x 10'0"



Double glazed window to front, electric fire with feature surround and radiator.

### Dining Kitchen 13'6" x 7'9"



Modern base and eye level units with work surfaces over incorporating sink and drainer unit, electric hob and oven with extractor hood, space for washing machine and fridge freezer, double glazed window to rear, Baxi boiler, radiator, wood effect laminate flooring, French doors to the rear.

### First Floor Landing

Radiator.

### Bedroom 1 10'1" x 13'7" into fitted wardrobes



Double glazed window to front, radiator and fitted wardrobes.

### Bedroom 2 12'11" x 7'1"



Double glazed window to rear with superb views overlooking rear gardens and radiator.

### Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower, radiator and double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with a driveway whilst to the rear attractive lawned gardens with patio seating 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:-

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.

### 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

### Sea Road Viewings

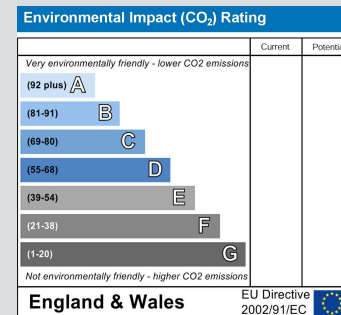
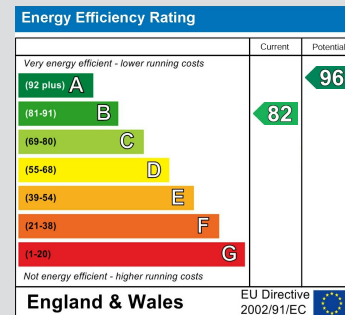
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

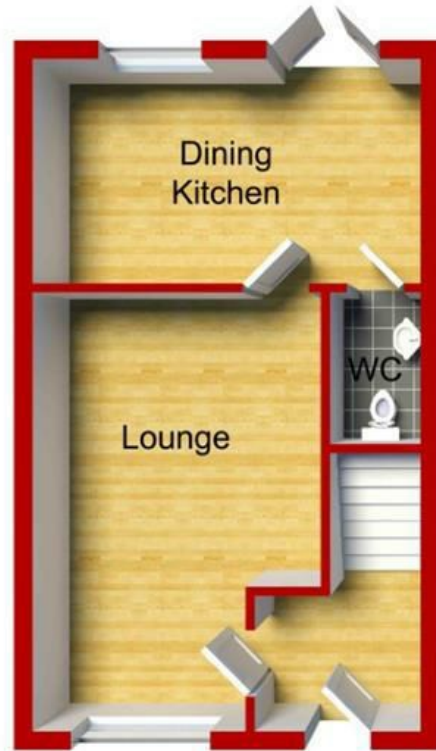
### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

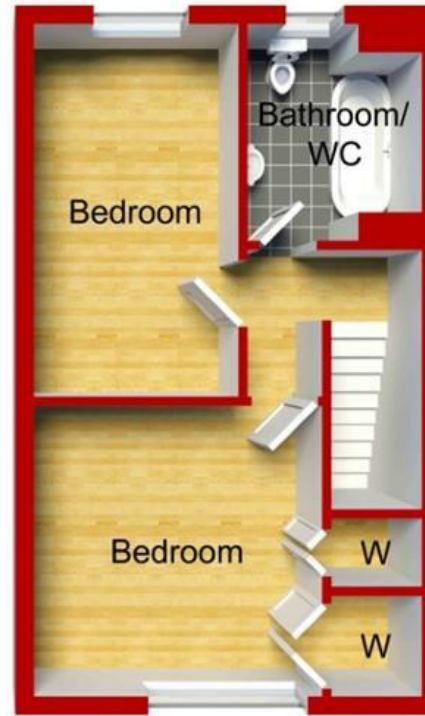


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Ground Floor  
Approximate Floor Area  
(29.29 sq.m)



First Floor  
Approximate Floor Area  
(29.29 sq.m)

