









This beautifully presented three bedroom semi-detached house, has recently undergone a significant programme of updating and modernisation, to provide an impressive level of accommodation. Internally the stylish interior is accessed via an entrance porch, leading through to a hall with staircase to the first floor. There is an attractive lounge at the front and to the rear a fabulous kitchen / diner, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. From the kitchen there is access to a useful utility, fitted with matching units. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a driveway, attached garage and gardens to the front and rear. This ideal location is well positioned for local amenities, shops and schools as well as for links Doxford International Business Park and major road connections. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to porch.

## Entrance Porch

Double glazed windows and inner Composite door to hall.

## Hallway



Radiator, staircase to first floor and doors leading off to lounge and kitchen/diner.

## Lounge 13'10" x 11'6" into alcoves



Double glazed window to front and radiator.

## Kitchen/Diner 17'9" x 10'3"



A fabulous contemporary kitchen fitted with a range of units with luxury work surfaces over incorporating a sink unit, integrated appliances include electric oven and gas hob with extractor chimney over, integrated dishwasher, tiled floor, double glazed French door to rear garden, double glazed window to rear, tall radiator, door to utility.

## Utility 8'7" x 7'8"



Maximum measurements including fitted matching units and work surfaces over, space for fridge and freezer, space for washing machine, radiator, tiled floor, double glazed window to rear and double glazed door to rear garden.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 11'11" x 9'10"



Double glazed window to front and radiator.

## Bedroom 2 10'4" x 8'11"



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'8" x 7'10"



Maximum measurements including stair head area, double glazed window to front and radiator.

## Bathroom



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

## Outside



Gardens to the front and rear with useful side access, a driveway and single garage.

## 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.

## 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

## Important Notice

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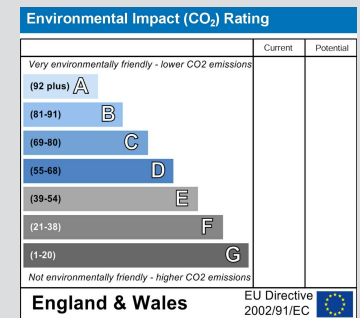
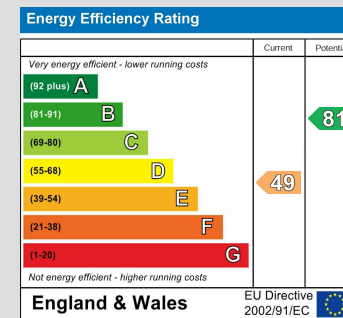
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## 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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