















An extended and attractive bay fronted, three double bedroom semi-detached home with a beautiful rear garden, occupying a delightful position on the highly regarded Nilverton Avenue. Internally the accommodation on the ground floor includes an impressive reception hall with staircase to the first floor, two generous reception rooms and a superb modern kitchen that opens in to a dining area. Completing the ground floor is a useful utility, wc and a contemporary shower room. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Benefiting from security alarm system and externally there is a garden to the front with a driveway, an attached garage and to the rear a wonderful garden with well stocked established borders. This highly regarded area provides convenient access to local amenities, shops and schools as well as offering excellent transport connections. With no upper chain involved, viewing is highly recommended to appreciate the location, spacious rooms and exceptional gardens this home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Spacious entrance hall featuring stairs to the first floor and two radiators.

### Lounge 14'0" x 12'2" plus 10'4" x 3'9"



Double glazed window to the rear elevation, electric fire and two radiators.

### Sitting Room 13'6" x 12'2"



Double glazed bay window to the front elevation and two radiators.

### Kitchen 16'7" x 10'10" into recess



Range of wood effect wall and base units with countertops over incorporating a single bowl undermount sink and drainer with mixer tap. Integrated appliances include a dishwasher, electric hob, cooker hood, double oven and fridge freezer. Double glazed window to the rear elevation. Door to utility and dining area.

### Dining Area 15'7" x 7'9"



Double glazed UPVC doors to rear garden, radiator and storage cupboard.

### Utility 17'1" x 5'9"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space provided for the inclusion of a washing machine. UPVC double glazed door and window to rear.

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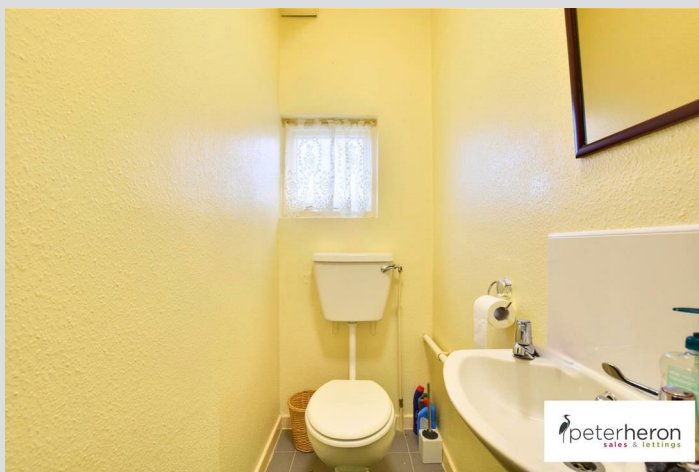
# MAIN ROOMS AND DIMENSIONS

## Shower Room



Walk in shower cubicle and chrome heated towel rail.

## WC



Low level WC and hand wash basin.

## First Floor Landing

Double glazed frosted window and access to spacious and fully floored out loft space via slingsby ladder.

### Bedroom 1 14'1" x 12'2"



Double glazed window to rear elevation, fitted wardrobes, hand wash basin set into vanity unit and a radiator.

### Bedroom 2 13'7" x 12'4"



Double glazed bay window to front elevation, fitted wardrobes and a radiator.

### Bedroom 3 15'9" x 9'6"



Two double glazed windows to the front elevation, fitted wardrobes and two radiators.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed frosted windows to rear, radiator and fitted cabinet.

## Outside



Generous south facing rear garden featuring lawned and block paved areas with greenery surrounding. Attractive front garden benefiting from a garage which is fully alarmed and block paved driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/11/1934 and the Ground Rent is £14.88 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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# MAIN ROOMS AND DIMENSIONS

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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.

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.

## Fawcett Street Viewings

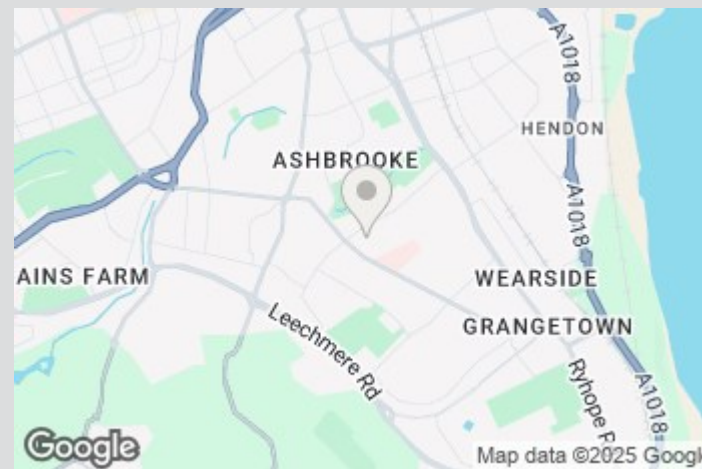
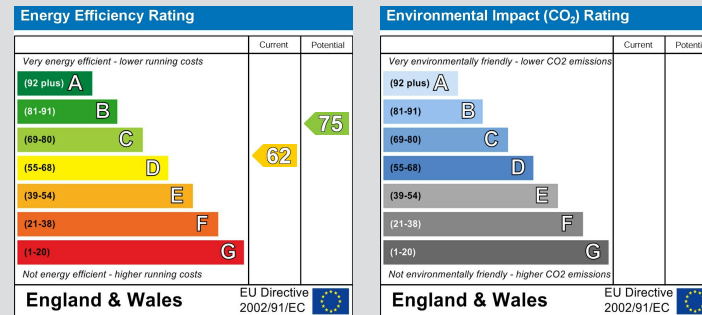
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

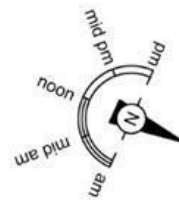
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Ground Floor  
Approximate Floor Area  
(103.20 sq.m)



First Floor  
Approximate Floor Area  
(63.30 sq.m)