









Boasting an impressive inspection at ground and first floor level, this surprisingly spacious three bedroom semi detached home sitting within a desirable street with an excellent range of urban amenities close to hand, offers the perfect opportunity to first time buyers and those families who require larger than average living accommodation.

Available with no upward chain, the property internally comprises entrance porch, hallway, ground floor washroom, lounge, breakfasting kitchen and separate utility, three first floor bedrooms, en-suite facilities and family bathroom and benefits from gas central heating and UPVC double glazing. With gardens to the front and rear and a large drive providing off street parking for two cars, this delightful home is central to the City Centre, A19 and Doxford International Business park and should prove to be very popular indeed!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the porch.

Entrance Porch

Wood effect laminate flooring, double glazed window and inner door into the hallway.

Hallway

Staircase to first floor, radiator, under stairs storage cupboard and wood effect laminate flooring.

Living Room 11'8" x 12'4"



Double glazed window to the front, radiator, electric fireplace with mantle and surround and wood effect laminate flooring.

Breakfasting Kitchen 13'4" x 9'9"



Fit with base and eye level units with wooden effect work surfaces over incorporating sink unit and breakfast bar, space has been provided for the inclusion of a cooker, integrated appliances include fridge freezer, dishwasher, washing machine and extractor hood. There is also a radiator, wood effect laminate flooring, double glazed window and a pantry cupboard.

Ground Floor WC



Fit with low level WC and wood effect laminate flooring.

Utility 6'4" x 7'9"

Double glazed window and door leading to the rear and boiler store.

First Floor Landing

Bedroom 1 18'2" x 11'5" (into fitted wardrobes and recess)



Radiator, double glazed window to the front, wood effect laminate flooring and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'5" x 11'0"



Double glazed window to the front, fitted overhead spotlights and door to en-suite.

Bedroom 3 11'7" x 10'11"

Radiator, double glazed window to the rear and wood effect laminate flooring.

En-Suite

Fit with low level WC, wash hand basin, shower cubicle, overhead spotlights and double glazed window to the rear.

Family Bathroom



With low level WC, pedestal wash hand basin, panelled bath with dual shower attachments over, double glazed window and a radiator.

Outside

To the front there is a driveway leading to an attached garage providing off street parking and stone block paving, whilst to the rear there are lawn and patio areas.

Garage 15'10" x 11'2"

With roller shutter access door.

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

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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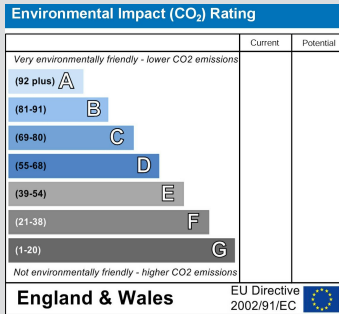
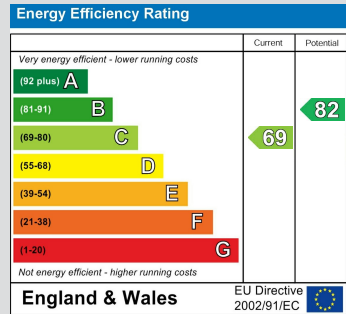
MAIN ROOMS AND DIMENSIONS

Opening Times

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

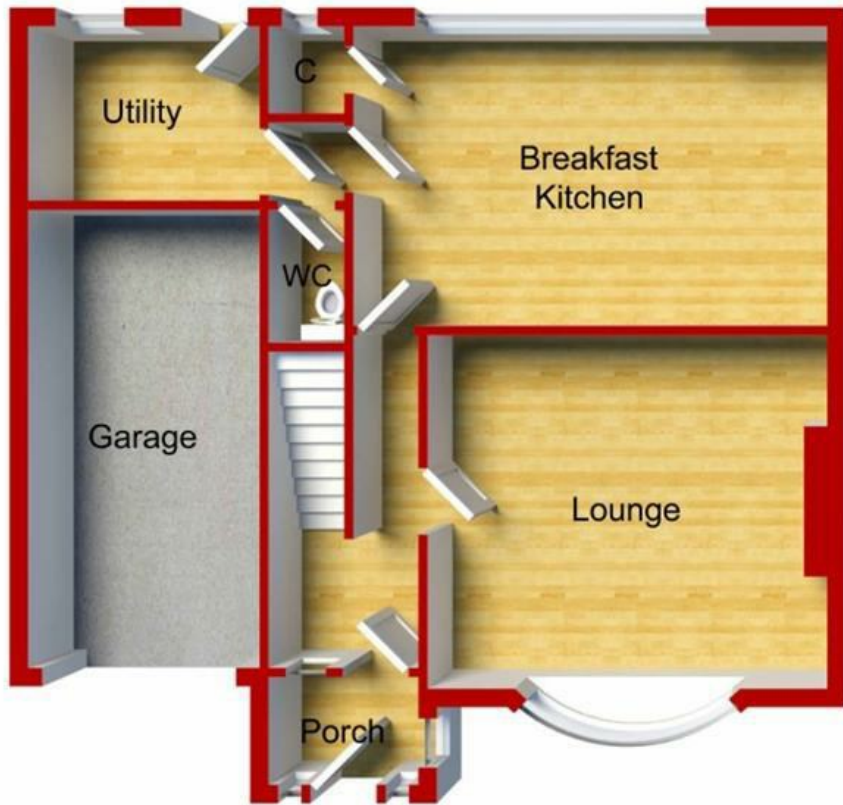
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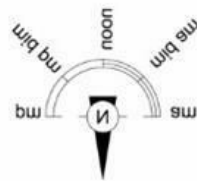
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Ground Floor
Approximate Floor Area
(42.31 sq.m)



First Floor
Approximate Floor Area
(52.26 sq.m)



60 Cambridge Road