









A stunning three bedroom semi-detached house with a stylish interior and delightful gardens situated within this popular area. Internally the immaculate accommodation includes a hall with staircase to the first floor, lounge, opening through to a dining room, conservatory and a fabulous fitted kitchen whilst to the first floor there are bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway and a wonderful garden to the rear. The property is 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 recommend.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Tall feature radiator, staircase to first floor.

Lounge 12'11" into alcove x 11'11"



Double glazed bow window to front, radiator and the room opens through into dining room.

Dining Room 9'5" x 8'4"



Radiator and double glazed patio style door to conservatory.

Conservatory 12'5" x 9'6"



Double glazed French door leading out to the rear, double glazed windows overlooking the garden and two radiators.

Kitchen 9'7" x 8'3"



An impressive range of contemporary wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric oven, electric hob, electric extractor chimney over, microwave, dishwasher and fridge. Built in cupboard housing the boiler and tiled floor, double glazed window to rear, double glazed door to side.

First Floor Landing

Double glazed window to side.

Bedroom 1 9'3" x 8'5"



Measurements not including fitted sliding door wardrobes, double glazed window to rear and radiator.

Bedroom 2 10'0" x 7'3" not including robes



Double glazed window to front, radiator and fitted sliding door wardrobe.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'0" x 6'8"



Double glazed window to front and radiator.

Shower Room



A superb modern suite with low level WC, washbasin set into vanity unit and walk in shower cubicle, tall radiator and double glazed window.

Outside



Driveway to the front of the property and an attractive garden to the front, whilst to the rear there is a delightful garden with artificial grassed area, decking, timber constructed shed/summerhouse with UPVC double glazed doors providing an excellent versatile space, there is also a brick built store/outhouse which provides a space for washing machine and tumble dryer.

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 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

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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

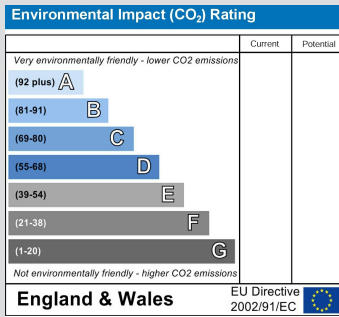
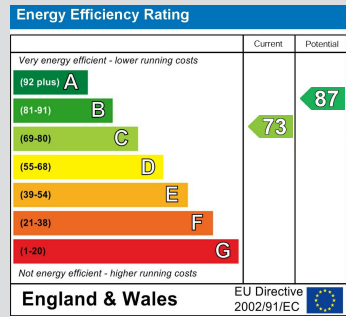
Ombudsman

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Ground Floor



First Floor