









A beautifully presented three bedroom home, providing impressive accommodation within this popular residential area. Internally comprising of a hall with staircase to the first floor, lounge to the front with a wood burning stove and to the rear a superb modern kitchen / diner. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a driveway to the front and to the rear a wonderful garden, laid mainly to lawn. Benefits of the property include solar panels, double glazing and gas central heating to radiators. Situated in Nookside, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. We highly advise viewing to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Entrance Hall



Staircase to first floor and radiator. Doors to lounge and kitchen.

Lounge 11'10" x 11'7"



Double glazed window to front, radiator and wood burning stove.

Kitchen/Diner 18'0" x 8'5"



Range of wall and base units with marble effect countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include oven, hob and cooker hood. Space provided for washing machine and fridge freezer. Radiator, double glazed window and Composite door to rear.

First Floor Landing

Double glazed window and access hatch to loft.

Bedroom 1 12'3" x 10'4"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 10'7" x 8'1"



Double glazed window to rear and radiator.

Bedroom 3 10'2" x 9'5"



Two double glazed window to front and side, and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Block paved garden to front with driveway providing off street parking whilst to the rear there is a lawned garden with block paved patio areas.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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

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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 £300.00 by Movewithus Ltd.

Solar Panels

We have been by advised by our clients the solar panels are owned.

Fawcett Street Viewings

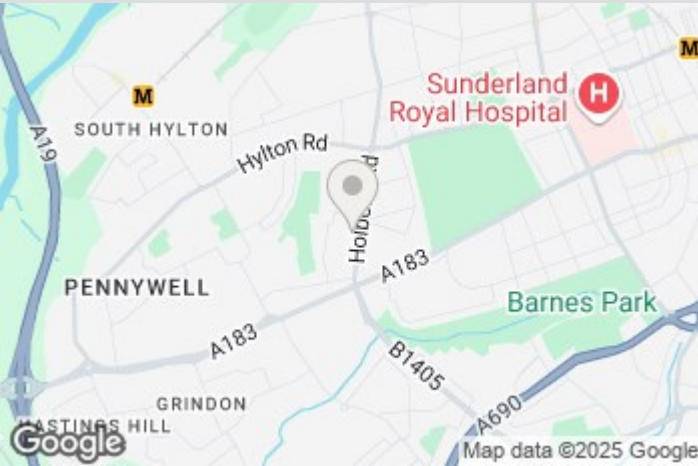
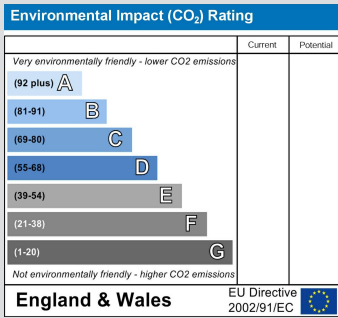
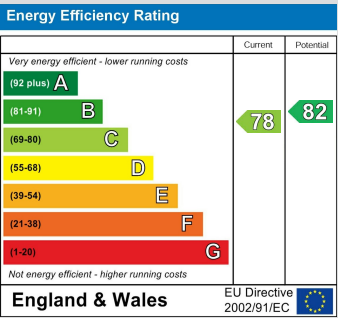
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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