









A stunning three bedroom semi-detached house, upgraded and modernised to provide an impressive standard of accommodation. Internally the beautifully appointed interior is accessed via an entrance porch, connecting through to a hall with a cloakroom/wc and a staircase to the first floor. There is an attractive lounge at the front and to the rear a fabulous open plan dining kitchen, spanning the width of the property, fitted with an excellent range of stylish units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. From the kitchen there is access to a useful walk in utility cupboard and there is a delightful conservatory with electric under floor heating that overlooks the garden. To the first floor there are three bedrooms and an exceptional, contemporary shower room/wc. Externally there is a driveway, a useful store with remote control roller access door, a side access and a superb garden to the rear with a lawn, patio and a decked area. All of the interior doors have been renewed with laminate light grey doors. 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 no upper chain involved, early viewing is highly recommended to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

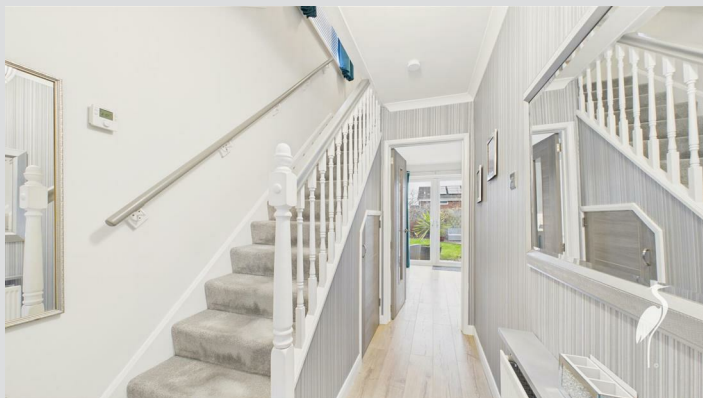
Ground Floor

Access via double glazed entrance door.

Entrance Porch

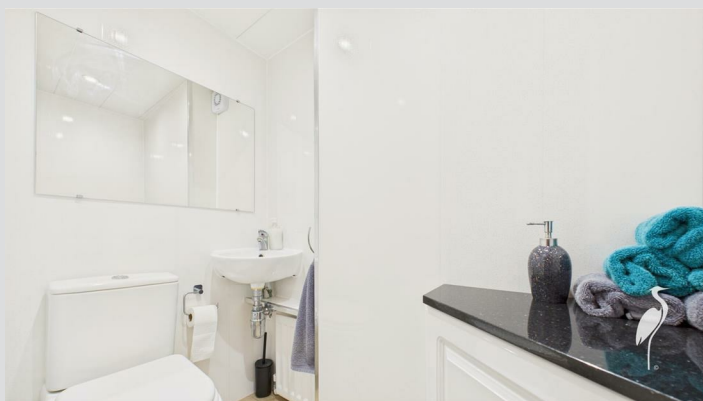
Double glazed windows and inner double glazed door to hall.

Hallway



Radiator and staircase to first floor.

Cloakroom/WC



Low level WC and mini washbasin, radiator.

Lounge 11'5" x 10'9"



Double glazed window to front, radiator and feature fireplace with living flame effect gas fire. The room opens through into dining kitchen.

Dining Kitchen 17'9" x 10'9" plus 7'10" x 11'6"



A fabulous open plan space incorporating the kitchen and dining area. Double glazed French doors to the rear garden, second set of double glazed French doors to conservatory and two radiators. Kitchen is fitted with an excellent range of stylish wall and base units with luxury work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink unit, integrated appliances include Bosh electric oven, Bosch combination oven, induction hob and dishwasher. Space for American style fridge freezer. Tall radiator. Door to utility cupboard.

Utility Cupboard



Space for washing machine and tumble dryer. Fitted work surfaces and fitted shelving.

Conservatory 8'0" x 8'9"



Double glazed French door leading out to patio area, double glazed windows overlooking the garden, double glazed self cleaning and tinted glass roof and tiled floor with electric underfloor heating.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to side and access point to boarded loft via loft ladder.

Bedroom 1 8'3" x 11'10"



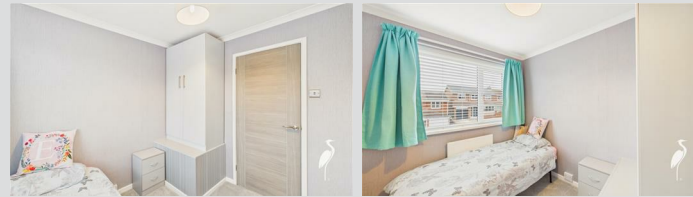
Double glazed window to front, radiator and fitted furniture including sliding wardrobes and dressing table.

Bedroom 2 8'11" x 10'7"



Double glazed window to rear, radiator and built-in cupboard with heated towel rail.

Bedroom 3 7'6" x 8'9"



Double glazed window to front, radiator and fitted wardrobe.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk-in shower with mains shower, fitted wall cupboard, 2x feature radiators and 2x double glazed windows.

Outside



To the front of the property there is a driveway providing off-street parking with electric vehicle charge point, the house also benefits from a useful store located to the front accessed via remote control access door, useful side access and to the rear a delightful garden laid mainly to lawn with patio area, decking and planted borders. External electric socket and external tap. Security lighting to the front and rear of the property.

Store

Workbench with power, light and water services.

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.

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

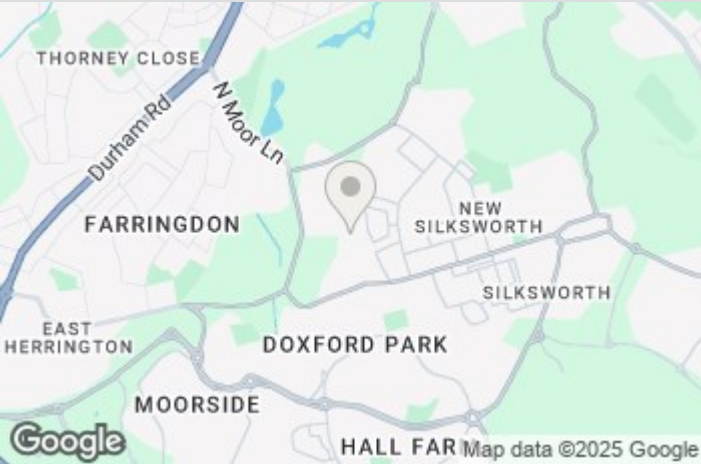
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

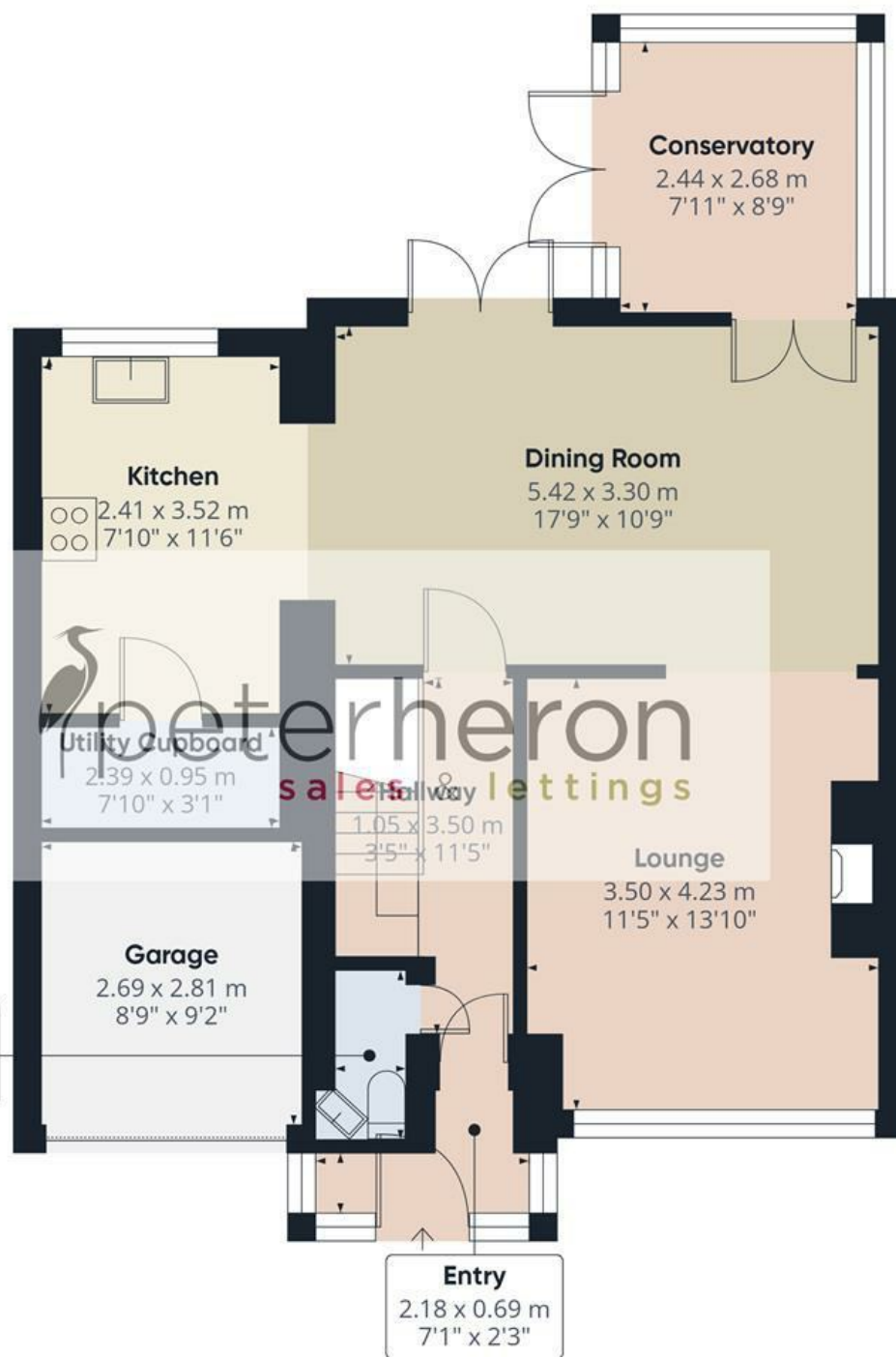


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor



First Floor

Approximate total area⁽¹⁾

104.1 m²
1120 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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